



Official Plan Municipality of Dysart et al

**Approved with modification by
The County of Haliburton May 18th, 2018**

**LPAT Case No: PL180615
Decision: Appeal Dismissed September 19, 2019**

**OLT Case No: 23-000531
Decision: November 29, 2024**

POLICY HISTORY - DYSART ET AL OFFICIAL PLAN			
1st Official Plan:			
<ul style="list-style-type: none"> - Approved: 1975 - Repealed: March 11th, 2004 			
2nd Official Plan:			
<ul style="list-style-type: none"> - Approved: March 11, 2004 - Repealed: May 18th, 2018 			
OPA #	Approval Date	Legal Description	New Designation
2-1	November 30, 2006	Part Lot 17, Concession 8, Part Lot 1, Block H, Plan 1, Geographic Township of Dysart	<i>Commercial Areas</i>
2-2	September 24, 2008	Part Lot 11. Concession 8, Geographic Township of Dysart	Residential Areas
2-3	May 23, 2007	Part Lot 3, Concession 6, Geographic Township of Dysart	<i>Suburban Residential Areas Special Area SSP-5</i>
2-4	January 23, 2008	Part Lot 2, Concession 5, and Part of the Original Shore Road Allowance in Front of Lot 2, Concession 5 Geographic Township of Dysart	<i>Waterfront Areas</i>
2-5	May 28, 2008	Part Lots 14 and 15, Concessions 11 and 12 Geographic Township of Guilford	<i>Industrial Areas</i>
2-6	Withdrawn		
2-7	March 24, 2010	Part Lot 10, Concessions 8 and 9 Geographic Township of Dysart	<i>Mixed Use Areas</i>
2-8	November 24, 2010	Section 26 of the Planning Act 5 Year Review	
2-9	November 29, 2017	Part Lot 33, Concession 6, Geographic Township of Dysart Part of Lot 1, Concession 6, Geographic Township of Dudley	<i>Waterfront Areas Special Area LSP-3</i>
2-10	Refused	Part Lots 27, 28 and 29, Concession 8, Part of Lot 27 and all of Lots 28 through 33, in Concession 9 and 10,	<i>Special Areas</i>

		all of Lots 27 to 33 in Concession 11 and Part of Lots 32 and 33 in Concession 12 Geographic Township of Harcourt	
2-11	June 25, 2014	Part Lot 18, 19 and 20, Concessions 3 and 4, Geographic Township of Harburn	<i>Special Areas Special Area SSP-7</i>
2-12	June 25, 2014	Part Lots 6 and 7, Concession 8. Geographic Township of Dudley	<i>Special Areas: Lake Specific Policies LSP-4</i>
2-13	February 19, 2015	Part Lot 17, Concession 8, Lot 4 and Part Lots 9 and 10, Block Q, Plan 1 Geographic Township of Dysart	<i>Special Areas Special Area SSP-8</i>
2-14	November 25, 2016	Part Lot 2, Block H, Plan 1 Geographic Township of Dysart	<i>Commercial Areas</i>
3rd Official Plan:			
<ul style="list-style-type: none"> - Approved: May 18th, 2018 - Repealed: 			
3-1	November 29, 2024	Part Lots 9 and 10, Concession 8, Plan 19R-10423, Parts 1-5, Geographic Township of Dysart	<i>Suburban Residential Areas Mixed Use Areas Environmental Protection Areas</i>
3-2	April 25, 2023	Part Lot 17, Concession 8, Lot 6 and Part Lot 12, Plan 1 Geographic Township of Dysart	<i>Urban Residential Areas</i>
3-3	December 12, 2023	General Amendments	<i>Additional Dwelling Units Implement Policies for Complete Application</i>
3-4	December 12, 2023	Part Lot 8 and 9, Concession 5 Geographic Township of Dysart	<i>Employment Area Overlay</i>
3-5	May 2, 2024	Part Lot 17, Concession 8, Part Mill Reserve, Part Lots 1, 6 to 8, Block M, Lots 2 3 and 4, Block Q, Plan 1, Part Road Allowance, Parts 2, 3, 6 and Part pf Part 1, Registered Plan 19R-8209, Parts 1 and 2, Plan 19R-3816, Part 2, 9R-10782, Geographic Township of Dysart	<i>Commercial Areas</i>
3-6	February 24, 2026	General Amendments	<i>Sections 3.2.7 and 5.1.2 Structures In The Setback Shoreline Development Policies</i>

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Section 1

INTRODUCTION

1.1 TITLE OF THE PLAN

This Plan may be cited as the "Dysart et al Official Plan", and is hereafter referred to as "this Plan" or "the Plan".

1.2 CONTENTS OF THE PLAN

Sections 1 through 17 of the text, together with Schedule "A", Maps 1 through 8, and Schedule "B", "C" and "D", constitute this Plan. Appendix "A" and "B" are provided for background information purposes only and are not part of this Plan.

1.3 SCOPE OF THE PLAN

1.3.1 PLAN AREA

This Plan covers the entire Municipality of Dysart et al, hereafter referred to as "the Municipality", which is made up of the geographic townships of Dysart, Dudley, Harcourt, Guilford, Harburn, Bruton, Havelock, Eyre, and Clyde.

1.3.2 EFFECT ON THE PUBLIC SECTOR

Upon approval of this Plan, the *Planning Act* requires any public work undertaken in the Municipality and any by-laws passed by the Council of the Municipality, hereafter referred to as "Council", to conform to this Plan with certain exceptions.

1.3.3 EFFECT ON THE PRIVATE SECTOR

Although this Official Plan is a legal document, it cannot control or regulate the use of land by the private sector until it is implemented by zoning by-laws passed pursuant to the *Planning Act*, and by other by-laws passed pursuant to the *Planning Act* and other Provincial statutes.

Those authorities, which under the *Planning Act* are the approval authorities for development approvals in the Municipality, will take into account the policies of this Plan to the extent required by the *Planning Act*, in considering development applications. References in this Plan to consideration by Council include consideration by other approval authorities where appropriate.

1.4 ROLE AND PURPOSE OF THE PLAN

The Provincial Policy Statement, issued under the Planning Act on April 30th, 2014, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires all official plans to be consistent with the Provincial Policy Statement.

The County of Haliburton Official Plan, first approved by the Minister of Municipal Affairs and Housing on
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March 14th, 2006, establishes a broad planning policy framework for the County, and is intended to guide the official plans and development approvals of the local municipalities. The County of Haliburton Official Plan was reviewed and updated in 2010 and 2017 to reflect new Provincial legislation and direction. In particular, the 2017 Plan implements the 2014 Provincial Policy Statement.

The first Official Plan for the Municipality of Dysart et al Official Plan was approved in 1975. This Plan was subsequently repealed and replaced by the second Official Plan, which was approved on March 11th, 2004. The current version will be the third Official Plan for the Municipality. Each Plan has been an evolution of planning policy.

When preparing and adopting the Dysart et al Official Plan and amendments to this Plan, the Municipality of Dysart et al has ensured that the policies are consistent with the 2014 Provincial Policy Statement and that they conform to the policies of the County of Haliburton Official Plan.

The general purpose of the Municipality of Dysart et al Official Plan is to provide a detailed and comprehensive document that complements and conforms to the County Official Plan and which guides and directs the use of land in the Municipality. This Plan was prepared to assist decision making by both the public and private sectors. Public administrators may use the Plan to identify public undertakings which will be required and to assign appropriate budget, timing, and locational priorities. Private interests, by being informed of the long-term objectives of the Municipality, may make decisions on their operations in the context of consistent and predictable public policies.

1.5 ORGANIZATION OF THE PLAN

Schedule "A" divides the Municipality into land use designations, as described in Section 6.1.

Sections 7 through 14 describe the policies governing the use of lands and waters in each land use designation. The use of lands and waters in any designation may be subject to further requirements or restrictions arising from:

- the Municipality-wide general policies in Sections 1 through 6;
- the Plan implementation and administration policies in Sections 16 and 17;
- the designations on Schedule "B", "C" and "D";
- the municipal resource register described in Section 5.5;
- the wildlands fire hazards, shown in Appendix "A"; and
- the recreation carrying capacity of key lakes, shown in Appendix "B".

Section 15 prescribes exceptions to the policies of this Plan that apply in individual Special Areas. The Special Areas are also shown on Schedule "A".

The boundary of the Haliburton Village Urban Policy Area and the boundary of the Hamlets are shown on Schedule A. Policies that are appropriate to the Municipality's settlement areas are identified in these designations.

The boundary of the Haliburton Village Service Area is shown on Schedule "D". This is the area within which full municipal sewage services are provided or are intended to be provided within the medium term as described in Section 3.3.

Except where this Plan specifically indicates otherwise, in case of any conflict, the policies of Sections 1 through 6 and Sections 16 and 17, and the designations on Schedule "B", "C" and "D", take precedence over the rest of the Plan.

1.6 INTERPRETATION OF THE PLAN

1.6.1 QUANTITIES

It is intended that all figures and quantities in this Plan will be considered as approximate and not absolute. An amendment to this Plan will not be required to permit any minor variation from any of these figures or quantities.

1.6.2 METRIC UNITS

All measurements used in this Plan are metric. Approximate imperial equivalents are provided for information only.

1.6.3 MAPS

For convenience, Schedules "A" "B", "C" and "D" are printed at smaller scales in the reproduced copies of this Plan. Larger-scale maps are maintained by the Municipality and may be consulted at the Municipal office.

Many features are shown as points only on Schedule "B", "C" and "D", either because of scale limitations, or because information was incomplete when this Plan was adopted. Features shown as points on these schedules may not be at their correct locations, or may represent larger areas not yet adequately mapped. Council intends to refine this information as part of its five-year review of this Plan as described in Section 17.3.1.

1.6.4 AGENCY NAMES AND RESPONSIBILITIES

From time to time the names of various government agencies may change. In addition, responsibilities may shift from agency to agency. The names of agencies in this Plan are as of the date of adoption of this Plan. It is not intended to amend this Plan each time a name change or a function shift occurs. Rather, this Plan will be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

1.6.5 LEGISLATION AND POLICIES

Provincial legislation, regulations, policies, and guidelines are amended, renumbered, renamed, or replaced from time to time. It is not intended to amend this Plan each time an Act or other Provincial instrument referred to in this Plan is amended, renumbered, renamed, or replaced. Rather, references to Acts and other Provincial instruments will be to those documents as amended from time to time, or to their successors, as conditions dictate.

1.7 DEFINITIONS

Terms that are defined in the *Provincial Policy Statement* but not in Section 1.7 are to be interpreted in accordance with their *Provincial Policy Statement* definitions. Terms that are defined in the implementing Zoning By-law but not in Section 1.7 are to be interpreted in accordance with their By-law definition.

The following terms are defined as follows wherever they occur in this Plan:

Additional Dwelling Unit: the definition of Additional Dwelling Unit is consistent with the definition in the implementing Zoning By-law.

Backlot: a lot whose front lot line is partly or entirely within shorelands, such that there is a separately conveyable lot or lots between the front lot line and either the high water mark or a shoreline road allowance if one exists.

Cluster development: a form of residential development that consists of two or more lots, or two or more units as defined in the *Condominium Act*, accommodates single-unit dwellings served by individual on-site water supply and sewage disposal systems, and is located on a lake shoreline, with the shoreline dedicated to communal use and protection and with the lots or units for individual use grouped away from the shoreline and occupying a minimum portion of the total area.

Development: the definition of development is consistent with the definition in the *Provincial Policy Statement*.

Development approval: approval of any of the following under the *Planning Act*, or *Condominium Act*, as the case may be, subsequent to this Plan and as appropriate to or required by the situation: an official plan amendment, a zoning by-law, a minor variance, a plan of subdivision, a plan of condominium, a consent, or a site plan and agreement.

Direct access: access directly to the boundary of each lot.

Food System: all processes involved in food production and procurement, processing, distribution, access, consumption and waste management.

High water mark: the definition of high water mark is consistent with the definition in the implementing Zoning By-law. In this Plan, the high water mark is also referred to as the "shoreline".

Home business: a home occupation, home profession, or bed and breakfast establishment as defined in the implementing Zoning By-law.

Home industry: a home industry as defined in the implementing Zoning By-law.

Lifestyle residential development: a form of residential development that consists of two or more lots, or two or more units as defined in the *Condominium Act, 1998*, is provided with full municipal sewage services, is a self-contained community providing alternative residential opportunities and including recreational and possibly commercial facilities primarily for the use of its residents, and is usually marketed to a retirement or other specific age group.

Lot: the definition of lot is consistent with the definition in the implementing Zoning By-law.

Medium density residential development: a form of residential development that consists of three or more dwelling units in a single building, and is provided with full municipal sewage services.

Rural Areas: for the purpose of this Plan "*Rural Areas*" has the same meaning as in the Provincial Policy Statement, excluding "*Waterfront Areas*" as defined and designated herein.

Shorelands: The shorelands of a lake consist of:

- all lands within 300 metres (984 feet) of the high water mark of a lake;
- the entire areas of all islands; and
- all lakes and rivers below the high water mark.

The shorelands of a river are considered part of the shorelands of the next lake downstream.

For the purposes of this definition, water bodies less than 10 hectares (25 acres) in area are not considered lakes and drainage ditches and seasonal streams are not considered rivers.

Shoreline: means the high water mark of a lake or river.

Urban Agriculture: the practise of cultivating, processing and distributing food in or around a settlement area for personal consumption, donation or with the intention of produce for sale. Urban agriculture will be specifically defined on the implementing zoning by-law.

Waterfront Areas: means lands designated "waterfront" as defined in Section 9.1.1 herein and shown on Schedule "A", Maps 1 through 8 inclusive.

Waterbody: the definition of waterbody is consistent with the definition in the implementing Zoning By-law.

Section 2

BASIS AND OBJECTIVES

2.1 GUIDING PRINCIPLES OF THE PLAN

2.1.1 INTRODUCTION

The first Official Plan for the Municipality was adopted and approved in 1975. It was replaced by a second Plan in 2004. Though amended and reviewed from time to time, the 1975 Plan and the 2004 Plan served the Municipality well for many years.

This Plan provides an updated land use planning policy framework, which builds on the foundation of the 1975 and the 2004 Plans. The policy framework is based upon direction from the *Provincial Policy Statement*, and the County of Haliburton Official Plan. It is also based upon the various background studies that have been prepared to support this Plan, as well as, specific initiatives undertaken by the Municipality, including the Community Visioning Exercise (2007), the Streetscape Project (2009), the Municipal Cultural Plan (2012) and the economic development initiative (2015-2016).

Background studies, undertaken by the County of Haliburton for the County of Haliburton Official Plan, also provide direction to the Dysart et al Official Plan. Key studies, undertaken by the County of Haliburton include the Shoreline Tree Preservation By-law 3505 (2012), Housing Supply and Demand Analysis (2013), Housing Strategy (2013) and Growth Management Study (2014).

Further, the Municipality recognizes the value of projects undertaken by community groups and where appropriate, incorporates policy to support these initiatives. The Built Form Guidelines (Haliburton Business Improvement Association, 2005), Haliburton County Cycling Master Plan (Haliburton Highlands Cycling Coalition, 2008), An Active Transportation Plan for the Village of Haliburton (Communities in Action Committee, 2009 and addendum, 2014) and the Community Food Assessment Report (2015) provide additional background and context for the policies of this Plan.

From these policies, studies and initiatives, as well as, the experience of Council in applying land use planning policies, the following guiding principles have been identified as having a significant influence on the future development of the Municipality.

2.1.2 IMPORTANCE OF THE NATURAL ENVIRONMENT

The natural environment is the most important attribute of the Municipality, both ecologically and economically. The area's many lakes and forests make the Municipality extremely attractive for numerous recreational activities. Recreation and tourism are and will continue to be a significant local industry and a stable base for the local economy.

2.1.3 STRONG SETTLEMENT AREAS

A strong, vibrant settlement area is important to encourage a sense of place, support a dynamic and engaged population and attract business. Strong settlement areas provide a comprehensive range of services and amenities, as well as, social and economic opportunities.

2.1.4 IMPORTANCE OF CULTURAL HERITAGE RESOURCES

The Municipality recognizes the value of its cultural heritage resources. Cultural heritage resources shape the character of the planning area and contribute to the quality of life within the Municipality.

2.1.5 TRENDS IN RECREATIONAL DEVELOPMENT

The Municipal Property Assessment Corporation (MPAC) estimates that seasonal dwellings (or "secondary dwellings") in the Municipality, account for approximately 63.4% of all dwellings (County of Haliburton Housing Strategy, 2013). Access and services to the area continue to improve and investment in the recreational housing stock continues to increase. These trends point to continuing demand for recreational residential development, as well as, use of recreational dwellings and tourism facilities on a four-season basis.

2.1.6 TRENDS IN PERMANENT POPULATION

Statistics Canada records a gradual but steady expansion of the Municipality's permanent population. During the five year period from 2011 to 2016, the permanent population grew from 5966 to 6280, at an average rate of 1.25% per year (Statistics Canada, 2011, 2016 Census).

Two key trends in the permanent population of the Municipality are evident: a net immigration in the seniors age group and a net migration of young adults.

The population aged 65 years and over, is approximately 26% of the total population. This is almost double the national rate of 14.7% and the provincial rate of 14.6% for the same age group (Statistics Canada, 2011 Census). The Municipality's large seniors population is partially due to seasonal residents who choose to retire to the area and then stay as they age. This trend to an aging population will continue, particularly as the "baby-boom generation" reaches retirement age.

The Municipality has historically suffered from an outward migration of young adults to find jobs. Recent initiatives to provide broadband and other telecommunications services will support and encourage employment opportunities for this age group.

Most of the permanent population is located in Haliburton Village and the Municipality's hamlets, but a significant number live along roads in the rural areas and lake shorelines. Haliburton Village is the main service centre for the Municipality and is the focus of commercial, industrial and institutional uses.

2.1.7 CHARACTER OF THE RURAL LANDS

The vast majority of the rural lands in the Municipality are lake or forest. A distinctive feature of the Municipality's rural area is that most of the land base is privately owned. With a few minor exceptions, the only Crown land in the Municipality is located in Algonquin Provincial Park, or is the bed of the local lakes.

The principal land uses in the rural portions of the Municipality will continue to be resource-based recreation, resource-based industrial uses, and where appropriate, permanent residential uses. Forestry continues to be an important economic activity and source of employment in the Municipality. Although

there is no prime agricultural land within the Municipality, agricultural uses and agri-tourism uses contribute to the local economy and are a valuable generator of community goods.

2.1.8 IMPORTANCE OF A SOUND ECONOMY

The Municipality is committed to fostering a sound economy that creates a foundation for a vibrant, strong and dynamic community. Economic development will focus on environmentally sustainable initiatives that contribute to the well-being of the community. Existing business will be supported and promoted. New, innovative and unique business opportunities will be encouraged and promoted to ensure a diversified and resilient economy.

2.1.9 IMPORTANCE OF THE LOCAL FOOD SYSTEM

The Municipality recognizes the importance of the local food system as both an economic driver and as a contributor to the quality of the life within the community. Those parcels of land, which are used for agriculture are important to the economy and the quality of life in the Municipality.

2.2 OBJECTIVES OF THE PLAN

Based upon the guiding principles, the following objectives are the policy statements upon which the general development policies, the land use policies, and the land use designations for the Municipality are based.

2.2.1 PROTECTION AND ENHANCEMENT OF THE ENVIRONMENT

The primary objective of this Plan is to enhance and preserve those environmental qualities which contribute to the attraction of the Municipality. All development proposals will be assessed for compliance with this objective.

In particular, it is the objective of this Plan that development:

- promote a healthy and sustainable natural environment;
- protect the natural characteristics and visual aesthetics of shorelines and, wherever possible, improve and restore the natural state of shorelines and shorelands;
- preserve the natural state of the shoreline as much as possible, and where the shoreline has been impaired by past activities, restore the shoreline's natural features including but not limited to native vegetation;
- protect significant natural heritage features;
- conserve significant cultural heritage resources and cultural heritage landscapes; and
- proceed only where any affected lakes have capacity for additional development.

All new development and the redevelopment of existing properties will be considered within the context of sound environmental planning.

2.2.2 PROMOTION OF A STRONG COMMUNITY

The population of the Municipality is and will continue to be a mix of permanent and seasonal residents,

living in small urban and rural settlement areas, waterfront areas, and rural areas. Policies on the settlement pattern of the Municipality are found in Section 4.1 of this Plan.

It is an objective of this Plan to promote healthy, liveable and safe communities by:

- focusing growth within the settlement areas and promoting the vitality of settlement areas;
- ensuring that the built form of settlement areas is vibrant, well designed and encourages a sense of place;
- accommodating a range and mix of residential, employment, recreation and open space uses to meet long term needs;
- ensuring that settlement areas are properly serviced and that public infrastructure is well planned, constructed and maintained;
- avoiding land use patterns, which may cause environmental or public health and safety concerns;
- ensuring land use patterns within settlement areas are based upon a mix of uses and densities that efficiently use land, are appropriately and efficiently serviced, minimize impacts to the environment, promote energy efficiency, support the local food system, including innovative forms of urban agriculture and are based upon the principles of intensification and redevelopment;
- ensuring that the Asset Management Plan for the Municipality is current, reviewed on a regular basis and is implemented through the budget process;
- implementing the principles of the Built Form Guidelines, 2005 and the recommendations of the Streetscape Project, 2009 into municipal approvals and infrastructure projects in Haliburton village, where appropriate and economical to do so;
- encouraging private land owners located in the Haliburton village central business district to implement the principles of the Built Form Guidelines, 2005 and the recommendations of the Streetscape Project, 2009 in development and redevelopment projects;
- ensuring that development in waterfront areas and rural areas occurs in an environmentally responsible manner, is compatible with the rural landscape, and can be sustained by rural servicing levels;
- promoting economic development and competitiveness;
- encouraging a range of housing types and densities, appropriate to the designation;
- encouraging opportunities for affordable housing projects in the Haliburton Village Policy Area;
- improving services and housing opportunities for the elderly;
- improving accessibility for persons with disabilities;
- supporting opportunities for group homes, which are licensed or approved pursuant to Provincial legislation; and
- encouraging healthy, active communities by applying principles of good community design, active transportation, as well as, providing parks and recreation opportunities.

2.2.3 CONSERVATION OF CULTURAL HERITAGE RESOURCES

The character and quality of life of the Municipality is enriched by its history and past traditions. This Plan will promote this history by ensuring the identification, protection and conservation of the Municipality's cultural heritage resources. Specifically this Plan will:

- support the recommended actions identified in the Municipal Cultural Plan;
- encourage the development of a comprehensive inventory of the Municipality's cultural heritage resources;

- use cultural heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Municipality, and in particular, the village of Haliburton;
- ensure that the nature and location of cultural heritage resources, including archeological resources, are documented and considered before land use decisions are made;
- ensure that historic portages are identified and protected;
- encourage the development and redevelopment of properties in the central business district of Haliburton village to comply with the principles of the Built Form Guidelines; and
- encourage development that is adjacent to cultural heritage resources to be appropriate in scale and character.

2.2.4 PROMOTION OF ECONOMIC SUSTAINABILITY AND VITALITY

The Municipality will promote the sustainability and the vitality of the local economy by:

- ensuring an adequate supply of lands that are designated for employment purposes and that provide for a mix and range of institutional, commercial and industrial uses to meet the community's long term needs;
- ensuring that employment lands are appropriately serviced;
- ensuring that Municipal infrastructure is well planned, managed and maintained;
- ensuring the vitality of the downtown business area;
- promoting the re-development of brownfields;
- encouraging commercial and industrial development, where it is appropriate in location and scale and is compatible with a healthy and sustainable natural environment;
- working and collaborating with local agencies that have an interest in economic development such as the Haliburton County Development Corporation, the Chamber of Commerce and the Haliburton Village BIA;
- encouraging opportunities to support local food and agriculture;
- supporting the retention of lands for agricultural uses; and
- encouraging a culturally rich and dynamic community.

New commercial and industrial development will be encouraged to locate in Haliburton Village, the hamlets or in the *Employment Areas* designation of this Plan, unless the type of development clearly requires another location.

2.2.5 PROMOTION OF RECREATIONAL DEVELOPMENT

Much of the Municipality's economy is directly or indirectly dependent upon natural resource-based recreational development. This Plan intends to encourage further residential and commercial recreational development, including new types of recreational development, wherever there is a suitable natural resource base, provided that development is compatible with a healthy and sustainable natural environment.

2.2.6 PROMOTION OF RECREATION OPPORTUNITIES

The Municipality will promote the health of its residents by providing and supporting a variety of public recreation opportunities and uses. The Municipality will promote recreational opportunities by:

- continuing to acquire lands for public recreation where it is economical to do so, on its own or in partnership with others;
- encouraging the provision of public use opportunities, including recreation trails, by appropriate private land owners;
- supporting recreation trail associations, recreation clubs, and other community groups with their recreation programmes;
- incorporating the principles of active transportation into municipal infrastructure projects, where possible and economical to do so; and
- requiring new development to incorporate the principles of active transportation, where possible and economical to do so.

2.2.7 PROMOTION OF THE RESOURCE ECONOMY

The Municipality's natural resources will be conserved wherever possible, for commercial, industrial, recreational and agricultural uses that will promote economic stability and diversity. Improved resource productivity, new resource uses, and more value-added manufacturing will be encouraged.

2.2.8 MINIMIZATION OF SERVICING COSTS

The Municipality will encourage patterns of development which will facilitate the provision of public services at the least cost to the taxpayer. Permanent residential development outside appropriately designated areas will not be encouraged. Those forms of development which would require excessively expensive public services will not be permitted.

To ensure that public services are well planned, constructed and maintained in a cost effective and efficient manner, the Municipality will review its asset management plan on a regular basis and will ensure its implementation through the Municipality's budget process.

2.2.9 PROTECTION OF PUBLIC HEALTH AND SAFETY

The Municipality will direct development away from floodplains, wetlands and hazardous forest types for wildfire and will restrict development of contaminated or dangerous sites in order to minimize risks to health, safety, and property.

Section 3

PUBLIC SERVICE POLICIES

3.1 GENERAL PRINCIPLES FOR EFFICIENT AND COST-EFFECTIVE DEVELOPMENT

In order to minimize the cost of services provided by all public agencies, development in the Municipality will not be permitted where it would contribute to a demand for public services which are uneconomic to provide, improve, or maintain. Instead, development will be permitted in locations where demands on public services will be minimized, where such development will most effectively help pay for existing services, or where new services can be provided most economically.

When considering applications for development, the Municipality will be satisfied that all of the public services required can be provided at the appropriate level.

Through its asset management planning programme, the Municipality will ensure that it delivers a high level of public services in a comprehensive, cost effect, timely and efficient manner.

3.2 ROADS

3.2.1 RIGHT-OF-WAY WIDTHS

Whenever new development is proposed, the following minimum right-of-way widths should be provided:

- Provincial Highway as determined by the Ministry of Transportation
- County Road as determined by the County of Haliburton
- Municipal Road 20 metres (66 feet)
- Private Road 20 metres (66 feet)

In certain circumstances, such as where an existing right-of-way is less than the width specified above, or where existing development would constrain the right-of-way, Council may permit a lesser width.

3.2.2 PUBLIC ROAD FUNCTION AND DEVELOPMENT CONTROLS

3.2.2.1 Provincial Highways

Development along Provincial Highways will meet the safety, design, and signage requirements of the Ministry of Transportation and will only be approved after consultation with the Ministry. Whenever possible, direct access to development on or near Provincial Highways will be provided from Municipal Roads or private roads. There should be as few as possible points of direct access from Provincial Highways to adjacent development. All direct access will require an access permit from the Ministry of Transportation.

Proponents of new development, which is accessed from a Provincial highway, will be required to pre-consult with the Ministry of Transportation to determine the requirements for development. The Ministry of Transportation may require the proponent to complete a traffic safety and design study and /or enter into an agreement to address such matters as required for the development.

A storm water management plan will be reviewed and approved by the Ministry of Transportation for those developments located adjacent to, or in the vicinity of, a provincial highway and whose drainage will impact the highway.

3.2.2.2 County Roads

Development along County Roads will meet the safety, design and signage requirements of the County of Haliburton and will only be approved after consultation with the County. Whenever possible, direct access to development on or near County Roads will be provided from Municipal Roads or private roads. There should be as few as possible points of direct access from County Roads to adjacent development.

Proponents of new development, which is accessed from a County road, will be required to pre-consult with the County of Haliburton to determine the requirements for development. The County of Haliburton may require the proponent to complete a traffic safety and design study and /or enter into a site plan agreement to address such matters as required for the development.

The Municipality will collaborate on matters of local interest on County roads.

A storm water management plan will be reviewed and approved by the County of Haliburton for those developments located adjacent to, or in the vicinity of, a County road and whose drainage will impact the road.

3.2.2.3 Municipal Roads

Except as permitted by Sections 4.7.3, 4.7.4 and 4.7.5 direct access to most development in the Municipality will be provided from Municipal Roads.

The Municipality will encourage the development and integration of a road network that ensures safe, convenient and efficient movement of people and goods, having regard for the natural and physical features of the Municipality.

The Municipality recognizes that the road network serves pedestrian and non-motorized vehicles in addition to vehicular traffic. Planning for public infrastructure road projects will consider the needs of pedestrians, non-motorized uses, as well as, motorized uses. Development approvals will require good principles of active transportation in the project design, where possible and economical to do so.

Development along Municipal Roads will meet the safety, design and signage requirements of the Municipality of Dysart et al. Where the design criteria, or the capacity of a municipal road to accommodate a proposed development is in question, the Municipality may request a traffic safety and design study, a storm water management plan or similar study when considering a development approval.

3.2.3 LAND ACQUISITION FOR PUBLIC ROAD PURPOSES

Where land is required for road widenings, extensions, rights-of-way, or intersection improvements, it will be obtained for the appropriate agency from the applicant as a condition of development approval.

3.2.4 ASSUMPTION OF PRIVATE ROADS

3.2.4.1 General Policy

The Municipality will discourage the assumption of private roads for public road purposes. However, if Council deems it advisable to assume as a Municipal Road any private road or part of the road, the following conditions will apply to the assumption.

3.2.4.2 Conduct Survey

The Municipality will have the subject lands surveyed by an Ontario land surveyor at the expense of the applicant. The surveyor will prepare a plan, suitable for registration, showing the lands to be acquired for public road purposes, and if there is an existing road, will certify that it is within those lands, consistent with the policies of Section 3.2.1. Council may require the applicant to provide a report from a professional engineer confirming that a public road, built to the Municipality's standards, can be provided on the lands to be acquired.

3.2.4.3 Obtain Title

The Municipality will be granted clear title to those lands required for public road purposes as shown on the survey plan. If any affected landowner refuses to grant clear title, the Municipality may refuse to assume the private road.

3.2.4.4 Cost of Improvements

If any reconstruction or other improvements to an existing private road are required to bring the road up to the Municipality's standards, the applicant will carry out the reconstruction or improvements before assumption by the Municipality.

3.2.5 OPENING OF ROAD ALLOWANCES

If the Municipality deems it advisable to open and improve any portion of a road allowance to permit its use by public vehicular traffic, the following conditions will apply.

3.2.5.1 Payments for Improvements

The Municipality will obtain appropriate agreements from owners of lands abutting that portion of the road allowance to be improved, whereby the affected landowners agree to carry out, at their sole expense, all improvements on the road allowance required to provide a road that meets the Municipality's standards. Such agreements may also require the affected landowners to post security, satisfactory to the Municipality, to ensure the proper and timely completion of the work.

3.2.5.2 Enact By-law

Once all necessary improvements have been accepted by the Municipality, Council will enact the necessary by-law to open the newly improved portion of the road allowance for public vehicular traffic.

3.2.6 USE OF UNOPENED ROAD ALLOWANCES

Unopened road allowances will generally be retained by the Municipality, with the exceptions noted in Section 3.2.7.

The Municipality may, at its sole discretion, and subject to whatever conditions are deemed appropriate, open and improve any portion of a road allowance to permit its use by the public for road purposes, recreation trail purposes, access to waterbodies, or such other uses as deemed appropriate.

The Municipality may at its sole discretion, and subject to any and all conditions deemed appropriate, permit use of an unopened road allowance for privately maintained roads, driveways, recreation trails, access to waterbodies, or such other uses as deemed appropriate.

Where Council permits use of an unopened road allowance, Municipal Operational Policy No. 32 will apply.

Tree cutting within an unopened road allowance is not permitted except for a road or trail right-of-way as otherwise permitted in accordance with Section 3.2.6, or for timber harvesting, as approved by Council.

3.2.7 CLOSING AND CONVEYANCE OF ROAD ALLOWANCES

Council may, at its sole discretion, consider closing and conveying a road allowance if one or more of the following circumstances applies:

- a shore road allowance that abuts and is directly in front of a shoreline lot, where there are no other matters of public interest identified;
- an original road allowance or a road allowance dedicated on a plan of subdivision, only where deemed appropriate by the Municipality to specifically resolve an encroachment of a building or structure from an abutting lot and where suitable, alternative public access is provided or available;
- an original road allowance or a road allowance dedicated on a plan of subdivision to address a topographic constraint which hinders the proper development of an abutting lot, only where deemed appropriate by the Municipality and where suitable, alternative public access is provided or available;
- an original road allowance that bisects a proposed plan of subdivision, only where deemed appropriate by the Municipality and where suitable, alternative public access is provided or available; or
- where the Municipality has negotiated an exchange of land with a property owner to provide more suitable public road or water access.

If Council has passed a by-law to close any portion of a road allowance, the Municipality may retain title to the lands or may convey some or all of the lands. Any portion of a road allowance, located below the high water mark of a waterbody will be retained in public ownership.

Where the Municipality is requested to convey any portion of a closed road allowance, Council may as a condition of such conveyance require one or more of following:

- require the exchange of other property to provide appropriate land or water access;
- limit the conveyance to a suitable envelope, as determined at the sole discretion of Council, around an encroachment from an abutting property;
- notify all abutting landowners, including the Ministry of Natural Resources and Forestry, of the conveyance;
- require the removal of inappropriately located accessory buildings. For clarity, any building or structure permitted in Section 5.1.2, or any building or structure that was clearly constructed prior to July 11th, 1977 and has been assessed for tax purposes, will be permitted, subject to compliance with Section 3.19 and 3.1 of Zoning By-law 2005-120, as amended from time to time; or
- require the prospective owner of such lands to assume responsibility for surveying the lands and paying all costs associated with preparing any documents necessary to effect the land transfer.

The Municipality will normally not close and convey road allowances if any of the following apply.

- The road allowance provides suitable access to a lake or river, unless the applicant can demonstrate to Council's satisfaction that there is already suitable, long-term public access to the water body.
- Closing the road allowance would restrict demonstrated existing public access and use along the road allowance, and this access and use cannot be readily relocated to another road allowance.
- A recreational trail club uses the road allowance, and the trail cannot be readily relocated.
- Protection of the road allowance for possible future recreation or public service purposes is of interest to the Municipality.

3.3 WATER SUPPLY AND SEWAGE DISPOSAL

3.3.1 MUNICIPAL SERVICING STRATEGY

The boundary of the Haliburton Village Service Area is shown on Schedule "D". All lands within this boundary:

- are currently provided with full municipal sewage services, or
- will be provided with full municipal sewage services within the medium term.

The lands within the Haliburton Village Service Area are currently serviced by individual on-site water services. It is the long-term objective of the Municipality to construct a full municipal water system to service the existing and anticipated development in the Haliburton Village Service Area. Alternately, the Municipality will, as a minimum, conduct a water budget study for the village of Haliburton. Eventually, the Municipality will request the Ministry of Environment and Climate Change to designate Haliburton village as a "*cluster of private wells*" and will request funding from that Ministry to fund a source protection plan for the village as a "*cluster of private wells*".

The Municipality does not intend to develop any municipal sewage or water services or approve development on private communal water services outside the Haliburton Village Service Area. Development on private communal sewage services will not be permitted anywhere in the planning area. The nature and scale of development will be consistent with this servicing strategy.

Development will only be permitted on individual on-site sewage disposal services, where there is

sufficient reserve capacity for the treatment of hauled sewage. It is the long term objective of the Municipality to construct a facility to accommodate the treatment of hauled sewage. Furthermore, the Municipality will support the development of such treatment facilities by private industry. All new treatment facilities for hauled sewage will comply the requirements of the Ministry of the Environment and Climate Change.

Where individual on-site sewage disposal services are required, the Municipality will encourage the use of innovative approved technologies that will reduce effluent impacts.

3.3.2 HALIBURTON VILLAGE SERVICE AREA

Development in the Haliburton Village Service Area will proceed on the basis of municipal sewer services. Development on municipal sewer services will only be permitted where there is sufficient reserve capacity in the sanitary sewage system and sewage treatment plant to service the development.

On lands that are within the Haliburton Village Service Area but are not currently provided with municipal sewage services, Council may approve development on individual on-site sewage services, only if:

- the lot has or will have sufficient and suitable area to accommodate individual on-site water services and individual on-site sewage services;
- all requirements of the applicable approval authority for the design, location, and use of individual on-site water services and individual on-site sewage services, on the basis of year-round use, are met; and
- the development approval requires that when municipal sewage services are provided, the owner will connect to the municipal services and decommission the individual on-site sewage service.

Where a zoning by-law amendment would permit uses that require a significant allocation of sewer capacity, a holding by-law will be used to defer final allocation of sewer capacity until all approvals have been secured and construction is to proceed. Removal of the holding provision will, among other matters specific to the development, require confirmation of servicing capacity.

Where development is approved with individual on-site water services the Municipality will require proof of potable water and may require a hydrogeology study to demonstrate that there is sufficient quality and quantity of water to service the proposed development, without impact to or from adjacent uses.

Where new residential development of more than five units or lots is proposed in the Haliburton Village Service Area, the Municipality will require the development to be serviced with a private communal water service.

Where residential development is approved with private communal water services, the following will be required:

- a hydrogeology study to demonstrate that there is sufficient quality and quantity of water to service the proposed development, without impact to or from adjacent uses;
- an engineering report which makes recommendations for the water treatment system;
- a responsibility agreement with the Municipality to ensure the proper long-term operation of the private communal water service; and
- compliance with all requirements of the *Safe Drinking Water Act*.

3.3.3 HAMLET AREAS

The *Hamlet Areas* are currently served by individual on-site water services and individual on-site sewage services. These communities are not of a size to justify the economic provision of municipal sewage and water services.

Where development is approved with individual on-site water services and individual on-site sewage services the following will be required:

- the lot has or will have sufficient and suitable area to accommodate individual on-site water services and individual on-site sewage services;
- there is proof of potable water, which may require the completion of a hydrogeology study to demonstrate that there is sufficient quality and quantity of water to service the proposed development, without impact to or from adjacent uses; and
- the development will meet all requirements of the applicable approval authority for the design, location, and use of individual on-site water services and individual on-site sewage services, on the basis of year-round use.

3.3.4 OTHER AREAS

Outside the Haliburton Village Service Area and the *Hamlet Areas*, development will take place on individual on-site water services and individual on-site sewage services.

Where development is approved with individual on-site water services and individual on-site sewage services the following will be required:

- the lot has or will have sufficient and suitable area to accommodate individual on-site water services and individual on-site sewage services;
- there is proof of potable water, which may require the completion of a hydrogeology study to demonstrate that there is sufficient quality and quantity of water to service the proposed development, without impact to or from adjacent uses; and
- the development will meet all requirements of the applicable approval authority for the design, location, and use of individual on-site water services and individual on-site sewage services, on the basis of year-round use.

3.4 UTILITIES AND PUBLIC BUILDINGS

3.4.1 UTILITY CORRIDORS

Utility corridors (major power transmission and pipeline corridors) are not shown on Schedule "A". However, the Municipality will ensure that the residents of the Municipality are aware of any new proposals for such uses. Any development which is proposed in the vicinity of such facilities will be designed so as to reduce any potential conflicts between the proposed use and the existing facilities.

3.4.2 LANDS FOR EASEMENTS AND EMERGENCY ACCESS

Where land is required for utility easements or emergency access, it will be obtained for the appropriate

agency as a condition of development approval.

3.4.3 LANDS FOR PUBLIC BUILDINGS

If land is required for public buildings, such as schools, fire halls, or police stations, the applicant may be requested to set aside appropriate sites for purchase by the appropriate agency. Arrangements for the acquisition of these sites will be a condition of development approval.

3.4.4 LANDS FOR TELECOMMUNICATIONS TOWERS

Proposals for telecommunication towers will be reviewed in accordance with Municipal Operational Policy 38, *A Policy to Establish a Local Municipal Protocol for the Review of Telecommunication Tower Proposals*.

3.4.5 COMMUNITY HUBS

Council supports the development of community hubs and recognizes that they are a vibrant centre of community life, which contributes to economic and social support, vitality and stability. Community hubs can provide a central access point for a range of government, health, education and social services. They can also provide a community meeting place for cultural, recreational and social events and activities. By sharing expertise, facilities, resources and costs, community hubs provide a collaborative, integrated and cost efficient platform for community services, activities and groups.

Council will support public and/or private initiatives and work collaboratively with groups to develop community hubs and share community services and resources.

Where there is capacity, Council will support the co-location of groups, services and activities in existing municipally owned buildings and infrastructure for the benefit of the community. The Municipality will work cooperatively with the County of Haliburton and neighbouring municipalities to coordinate the efficient delivery of municipal services.

Council will encourage and support other public agencies, such as the Trillium Lakelands District School Board, Fleming College, the Haliburton Kawartha Pine Ridge District Health Unit and local churches, to share community facilities and resources and optimize use of underutilized, publically owned buildings.

3.5 PARKLANDS

3.5.1 LAND CONVEYANCES

Council will require as a condition of approval of a plan of subdivision, a plan of condominium, a consent, or a site plan and agreement that the applicant convey 5% of the subject lands for park purposes, unless the application is for commercial or industrial development in which case the applicant will be required to convey 2% of the subject lands.

All lands proposed to be conveyed for park purposes are subject to approval by the Municipality. Parklands need to be of a size and shape that will accommodate the type of recreational use and development appropriate to the site, and they need to be readily accessible to their potential users. Lands having environmental problems or that are physically unsuitable for development may not be acceptable

as parklands. Outside the Haliburton Village Urban Policy Area, shorelands, special natural or cultural features, or lands that facilitate recreational trail connections will usually be preferred.

3.5.2 ALTERNATIVE CONVEYANCES

Where the size, shape, location, or condition of the subject lands is unsuitable for parkland acquisition, Council may require the owner to convey cash in lieu of parklands. The determination of the payment and the use of the funds collected will be in accordance with the *Planning Act* and Municipal By-law 2015-36. Where the size, shape, location or condition of the subject lands is unsuitable for parkland acquisition, Council may provide for a reduction in the cash-in-lieu payment requirement in exchange for sustainability features including:

- green or cooling roofs;
- external building shade structures;
- high reflective surfaces for non-roof areas;
- landscaping features that address energy conservation and efficiency, such as large shade trees;
- renewable energy technology, such as solar panels or geothermal heating;
- water treatment, conservation and reuse systems; and
- permeable paving materials.

3.5.3 PARKLAND ACQUISITION

Due to the abundance of recreational facilities to serve the permanent population, urban-type park and open space standards are not applicable to the Municipality. However, the Municipality will consider feasible opportunities for acquiring parkland for public use, on its own or in partnership with other agencies, community associations, lake associations, and trail clubs. The following types of parkland will be given priority.

- beaches and other shoreland sites;
- special natural, cultural, or scenic features;
- lands that would facilitate recreational trail connections; and
- lands that would meet demonstrated community recreation needs in Haliburton Village and the Hamlet Areas.

3.6 ROAD-DEPENDENT SERVICES

The Municipality and other public agencies provide a variety of road-dependent services to varying levels in the Municipality. These are as follows.

- Public roads: All Provincial Highways, all County Roads, and all Municipal Roads which have been assumed for maintenance into the municipal road system, are maintained through the snow-free season.
- Public roads fully maintained year-round by a public road authority: All Provincial Highways and all County Roads are fully maintained year-round. Most but not all Municipal Roads are fully maintained year-round by the Municipality, at the sole determination of Council.
- School bus service: Service is provided on some public roads fully maintained year-round by a

public road authority, at the sole determination of the Trillium Lakelands District School Board. Service may include either household or centralized pickup.

- Emergency services (fire, police, and ambulance): Service is provided on all public roads fully maintained year-round by a public road authority. Service is also provided on other Municipal Roads and on private roads to the extent that, in the sole judgement of the service provider, road conditions permit.
- Solid waste collection: No service is provided. Any future provision of service will be at the sole determination of Council.

By any implementing zoning by-law, Council may place in a separate limited services zone any lands that do not have direct access from a public road that is fully maintained year-round by a public road authority. However, if Council does not place any such lands in a limited services zone, in no way will that be construed as a commitment or obligation by the Municipality to provide any road-dependent service beyond those required by the policies of this Plan. Despite anything else in this Plan, Council will not issue a Certificate of Occupancy in accordance with Section 4.14 within a separate limited services zone.

As a condition of development approval, Council may require the applicant to enter into an agreement with the Municipality that defines the specific road-dependent services that will or will not be provided to the subject lands consistent with this Plan, and sets out the conditions under which services will be provided.

3.7 CLIMATE CHANGE AND PUBLIC SAFETY

3.7.1 GENERAL POLICY

The Municipality understands that climate change will have an impact on the local environment and local communities. Planning for a changing climate is important to ensure environmental and economic sustainability and stability. Climate change may result in increased risks associated with natural events and hazards, such as the number and severity of storms.

The Municipality will plan for the potential impacts of climate change by:

- supporting renewable energy projects where feasible and economical to do so;
- encouraging energy conservation techniques, such as green roofs and south facing buildings, in community design and when approving new development;
- encouraging, whenever possible, the retention of vegetation;
- encouraging and supporting active transportation initiatives, where feasible and economical to do so;
- ensuring that municipal infrastructure is designed, constructed and maintained to address good community design and potential risks from natural events;
- addressing good community design and potential risks from natural events when approving new development. Sections 3.7.2, 3.7.3 and 3.7.4 apply;
- ensuring that the Dysart et al Peace-Time Emergency Plan is current;
- ensuring that members of the Municipal Emergency Control Group, who are identified in the Emergency Plan, are properly informed and trained;
- ensuring good coordination, communication and training with the support staff and agencies, as identified in the Emergency Plan; and

- ensuring that emergency response equipment is available and well maintained.

3.7.2 FLOOD HAZARDS

To protect development from flooding the Municipality will ensure that new development is directed outside the *Environmental Protection Area* designation. The policies of Section 13 apply.

Outside the *Environmental Protection Area* designation, new development will be setback from waterbodies to address potential flood hazards, not specifically identified through flood plain mapping and to protect the natural heritage features.

3.7.3 STORM WATER MANAGEMENT

The management of storm water and erosion control measures are important to protect existing and new development; to prevent flooding and erosion; and to protect aquatic habitat and natural heritage features. Storm water management and erosion control facilities will be required for new development to mitigate the impact on the quality and quantity of storm water. Construction of facilities will be based upon the direction in an approved storm water management and erosion control plan. Storm water management and erosion control plans will be required for the following forms of new development:

- low density residential development, consisting of four lots or more, or in close proximity to sensitive features;
- medium and high density residential development;
- commercial and industrial development with large amounts of impervious surfaces or in close proximity to sensitive features; and
- any other development proposal, where Council deems that a storm water management plan is warranted.

Storm water management and erosion control plans will be undertaken according to the requirements of the Ministry of Environment and Climate Change Guidelines "Storm Water Management Planning and Design Manual, 2003."

3.7.4 WILDLAND FIRE PROTECTION

The Ministry of Natural Resources and Forestry generalized wildland fire assessment spatial data is shown on Appendix "A" of this Plan. The Municipality will use this data when the reviewing applications for development and site alteration, until a detailed municipal assessment for the County of Haliburton and the local municipalities is completed.

The Municipality will support and implement the policies outlined in the County of Haliburton Official Plan for the protection of persons and property and the mitigation of hazards from wildland fires.

Section 4

GENERAL DEVELOPMENT POLICIES

4.1 SETTLEMENT PATTERN

4.1.1 GENERAL POLICY

The Municipality will manage and direct land use to promote the unique character of the planning area, protect significant and sensitive resources, protect the health and safety of residents and achieve efficient development and land use patterns. The Municipality is comprised of a mix of settlement areas and rural lands. Rural lands include waterfront areas and rural areas.

The settlement areas that are designated in the Plan are:

- Haliburton Village Urban Policy area; and
- the hamlets of Eagle Lake, Harcourt and West Guilford.

Haliburton village is the primary service centre for the Municipality and as such, the most intensely developed type of settlement area in the Municipality. Development of an urban scale and form will be directed to this settlement area. Land use patterns will strengthen the function of the central business district, while encouraging a compact form. Opportunities for intensification and redevelopment will be encouraged and promoted through:

- the creation of new units, including additional dwelling units, uses or lots on previously developed land;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development;
- the expansion or conversion of existing buildings;
- the improvement or enhancement of facilities for active transportation; and
- the creation and development of community hubs.

Specific development policies for the Haliburton Village Urban Policy Area are found in Section 7.

The hamlets of Eagle Lake, Harcourt and West Guilford are secondary service centres, providing localized services to the hamlet and the neighbouring waterfront and rural areas. Land use patterns will be based upon a mix of uses. A compact form will be encouraged, subject to the servicing requirements of the use. Specific development policies for the hamlets are found in Section 8.

The boundaries of the settlement areas are shown on Schedule "A" of this Plan. There will be no expansion to the boundaries of the settlement areas without a *comprehensive review*, as defined by the Provincial Policy Statement, of the settlement area and the proposed expansion. Any expansion to the settlement area boundary must be consistent with the Provincial Policy Statement and Section 2.3.5 of the County of Haliburton Official Plan. Any expansion to the settlement area boundary will require an amendment to the Dysart et al Official Plan and the County of Haliburton Official Plan.

The waterfront areas are unique neighbourhoods that focus on the natural attributes of each waterbody. Land use patterns will promote the shoreline protection policies of this Plan. Specific development policies for waterfront areas are found in Sections 5 and 9.

The rural areas are those lands not directly identified as being within any other land use designation. *Rural Areas* include dispersed development that focuses on the management and use of resources, resource-based recreation activities, resource-based employment uses, limited residential development and other rural uses. Specific development policies for rural areas are found in Section 14.

4.1.2 GROWTH AND DEVELOPMENT STRATEGY

New permanent residential development will be directed to the settlement areas. The majority of residential development and associated services will occur in the village of Haliburton, where municipal sewers are available. Medium and high density development will be restricted to the village of Haliburton for servicing reasons. Development within *Hamlet Areas* will occur as infilling or minor expansions of existing residential areas.

Land uses within *Waterfront Areas* will be designed to be environmentally sustainable and to protect significant resource features. Development will protect and enhance the natural characteristics and the visual aesthetics of the lake's neighbourhood.

Land uses in *Rural Areas* will occur in a manner that discourages scattered isolated development, protects natural heritage features and encourages the wise use and management of natural resources and resourced based-recreation activities. The development of existing vacant lots is to be supported and encouraged, prior to the creation of new lots in the *Rural Areas*.

The County of Haliburton has completed a *Growth Management Strategy* for the County, based upon a planning period extending from 2014 to 2036. The Strategy, which is incorporated into the planning policies in the County of Haliburton Official Plan, provides direction to achieve a housing mix of 90 percent low density and 10 percent medium or high density over the planning period. To achieve this mix, the County has assigned housing targets to each lower tier municipality as follows:

Allocation of Residential Growth for the Municipality of Dysart et al

Medium and High Density Allocation: (Haliburton Village and the hamlets)	230 units (Modification 2, May 18, 2018)
Low Density Allocation: (Rural areas)	489 units
Total Allocation:	719 units (Modification 2, May 18, 2018)

The *Growth Management Strategy* for the County of Haliburton also projects employment growth for the County to the year 2036. It assigns a job allocation to each lower tier municipality, based upon the existing employment distribution. The Municipality of Dysart et al has been assigned a job allocation of 638 new jobs by the year 2036. The Municipality will work to meet or exceed this target to promote economic stability and diversity, increase community incomes and provide enhanced services to residents.

The Municipality will ensure that there is a ten year supply of land, designated to accommodate a mix of residential uses. Also, the Municipality will maintain a sufficient supply of employment lands to accommodate the projected demand for these lands and to accommodate the allocated employment

targets.

When reviewing development applications, the Municipality will ensure that the allocations for housing and for employment are addressed and that decisions comply with these criteria. The Municipality will assist the County of Haliburton in monitoring these targets.

4.2 SUSTAINABLE DEVELOPMENT

New development will be sustainable and will be considered within the context of sound environmental planning. The redevelopment of existing properties should adhere to current environmental, stewardship and planning standards. Use of "best management practices" will be encouraged. The direction provided by Section 3.7 applies.

4.3 HOUSING

4.3.1 GENERAL POLICY

The Municipality will encourage a range of housing types, consistent with the direction provided by Section 4.1.1 above, to meet the varied needs of residents in settlement areas, waterfront areas and rural areas.

4.3.2 AFFORDABLE HOUSING

The Municipality will support the affordable housing policies of the County Official Plan by ensuring that decisions on development applications are consistent with and meet the targets outlined in these policies. Affordable housing projects will be directed to the Haliburton Village Policy Area where services are available to support residents. In order to encourage and support affordable housing projects, the Municipality may consider increased densities, smaller dwelling units, reduced parking requirements, alternative forms of tenure, as well as, relief from municipal permit and approval fees. The Municipality will discourage the conversion to condominium ownership of rental accommodation that provides affordable housing opportunities.

4.3.3 SPECIAL NEEDS HOUSING

The Municipality will seek to improve access to housing for people with special needs by supporting appropriate applications and proposals for special needs housing. Housing for people with special needs will be directed to the Haliburton Village Service Area where services are available to support residents.

The Municipality will consider new and innovative approaches to providing housing targeted specifically to the seniors population.

Group homes, which are licensed and/or approved under Provincial statutes, will be permitted in the *Residential Areas* designation, and where appropriate given the needs of the residents, in the *Rural Areas* designation. Group homes may have features that require special regulations such as servicing, parking, compatibility and buffering considerations and will be placed in a separate zone category.

4.3.4 ADDITIONAL DWELLING UNITS

Additional dwelling units provide needed housing opportunities; affordable housing options; opportunities to support family members and/or people with special needs; and a secondary income for homeowners. An additional dwelling unit is a separate dwelling unit, which is ancillary to the main residential use on the property. . An additional dwelling unit is not a garden suite.

Consistent with the water supply and sewage disposal policies of Section 3.3, the growth and development strategy outlined in Section 4.1.2 and the resource protection policies outlined in Section 5 of this Plan, a secondary dwelling unit is permitted in the following designations:

- In the *Haliburton Village Policy Area*, and inside the *Haliburton Village Service Area*, where municipal sewers are available to properly service the dwelling units, an additional dwelling unit may be constructed in a dwelling, a semi-detached dwelling, a duplex dwelling, or row house dwelling. Where there is no additional dwelling unit in the main residential use, an additional dwelling unit may be constructed in an ancillary building.
- In the *Haliburton Village Policy Area*, but outside the *Haliburton Village Service Area*, where lots are serviced with individual on-site sewage and water services, an additional dwelling unit may be constructed in a dwelling, a semi-detached dwelling, or a duplex dwelling. Where there is no additional dwelling unit in the main residential use, an additional dwelling unit may be constructed in an ancillary building.
- In the *Hamlet Areas*, where lots are serviced with individual on-site sewage and water services, an additional dwelling unit may be constructed in a dwelling, a semi-detached dwelling, or a duplex dwelling. Where there is no additional dwelling unit in the main residential use, an additional dwelling unit may be constructed in an ancillary building.
- In the *Rural Areas*, where lots are serviced with individual on-site sewage and water services, an additional dwelling unit may be constructed in a dwelling, a semi-detached dwelling, or a duplex dwelling, only where permanent residential use is permitted. This will ensure that lots with additional dwelling units are accessible via a public road and that additional dwelling unit policies do not conflict with the growth and development policies of Section 4.1.2 by encouraging further lot severances and/or scattered, isolated development in the *Rural Areas*. Where there is no additional dwelling unit in the main residential use, an additional dwelling unit may be constructed in an ancillary building.

Additional dwelling units are not permitted in *Waterfront Areas* where most residential uses are intended to be of a seasonal nature and where increasing the number of dwellings units on a lot may impact the water quality of the lake.

The construction of an additional dwelling unit will require a building permit and will be subject to the following:

- the primary and additional dwelling unit will comply with all applicable permitted uses and zone provisions;
- adequate parking is available on the lot for the primary and additional dwelling units;
- the primary and additional dwelling unit will be properly serviced with waste disposal services. Where available, the additional dwelling unit must be connected to municipal sewers. On lots, serviced with an individual on-site waste disposal system, the system must be designed to meet the requirements for the Ontario Building Code and approved by the Municipality;
- the primary and additional dwelling unit will be properly serviced with water supply services. The owner must provide proof of potable water, which may include the completion of a hydrogeology study to demonstrate that there is sufficient quality and quantity of water to service the proposed

- development without impact to adjacent uses;
- the primary and the additional dwelling unit will comply with all requirements of the Ontario Building Code and the Ontario Fire Code;
 - Additional dwelling units shall not be located within 300 metres of a Lake Trout Lake that is classified as “at capacity” for additional development as per Section 5.2.2;
 - Additional dwelling units shall be located on lots having direct frontage on municipally/public maintained roads; and
 - Additional dwelling units shall be designed and located in the interest of maintaining the character of the primary residential use and the view from the streetscape.

Where an additional dwelling unit is located in an ancillary building, there shall be no further division of the lot.

4.3.5 GARDEN SUITES

A garden suite is a one unit detached dwelling that is ancillary to an existing permanent, year round residential use. A garden suite is a temporary use that is designed to be portable. A garden suite is permitted in all designations, which permit single unit residential uses, excluding the *Waterfront Areas* designation where most residential uses are intended to be of a seasonal nature and where increasing the number of dwellings units on a lot may impact the water quality of the lake.

The construction of a garden suite will be subject to the following:

- a temporary zoning by-law amendment, pursuant to Section 39(1) of the *Planning Act*, not to exceed twenty (20) years from the date of passing of by-law;
- a site plan, prepared by an Ontario Land Surveyor, showing the property, all existing buildings and structures and the proposed garden suite;
- an agreement pursuant to Section 39.1 of the *Planning Act*. The agreement will require security to ensure the timely removal of the garden suite at the end of the term of the agreement or when use of the building is no longer required;
- the garden suite will comply with all requirements of the Ontario Building Code and the Ontario Fire Code;
- the garden suite will comply with the applicable zone provisions; and
- the garden suite will be properly serviced with waste disposal services and potable water.

4.4 ACCESSIBILITY

The Municipality will design public infrastructure to support safe and accessible transportation options for residents. The Municipality will support county-wide initiatives to address public or shared transportation options for rural residents.

The Municipality will seek to improve accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society. The decisions and actions of the Municipality will be consistent with the *Ontarians with Disabilities Act* and the *Accessibility for Ontarians with Disabilities Act*.

4.5 ALTERNATIVE ENERGY

The Municipality will support the use of alternative energy systems to meet current and future energy needs. Alternative and renewable energy systems will be permitted in all designations in accordance with Provincial and Federal regulations.

4.6 LOT SIZE AND SHAPE

Any lot to be created or further developed will be of a size and shape suitable:

- to accommodate the proposed use in accordance with the relevant lot area and lot frontage provisions of the applicable zoning by-law;

- to accommodate the proposed use in accordance with the findings of a site evaluation report or environmental impact assessment as required by Sections 5.2.4, 5.3.4, 9.1.2, or 14.7.2 and as described in Sections 17.5.2 and 17.5.3 ; and
- to permit the siting of any buildings, structures, and other on-site amenities (including landscaping, buffer planting or other appropriate screening, entrances, parking, delivery, loading, and open storage) in accordance with the relevant provisions of the applicable zoning by-law.

For new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of the lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. This setback shall not be subject to a minor variance which would lead to encroachment of development on the respective surface water feature(s)(Modification 3, May 18, 2019).

Any lot to be created or further developed, but not to be immediately served by full municipal or communal sewage and water services, will be of a size and shape that meets all requirements of the applicable approval authority for the design, location, and use of individual on-site water supply and sewage disposal systems. These requirements will be on the basis of year-round use.

Environmental Protection Areas may be included as part of a lot. *Lakes and Rivers Areas* may not be included as part of a lot.

4.7 ROAD ACCESS

4.7.1 GENERAL POLICY

Where development is permitted, it will be subject to the establishment of, and have direct access to, a Provincial Highway, a County Road, or a Municipal Road that is fully maintained year-round by a public road authority. However, Council may permit the following exceptions to this policy.

4.7.2 UNASSUMED ROADS IN PARTIALLY DEVELOPED SUBDIVISIONS

In a registered plan of subdivision, residential development may be permitted with direct access by unassumed road only if the subdivision is covered by the Municipality's Standard Form Subdivision Agreement, which requires the road to be brought up to municipal standards and assumed when deemed appropriate by Council. Financial security will be required as a condition of the agreement to ensure the proper and timely construction of the road.

4.7.3 ROADS IN SUBDIVISION OR CONDOMINIUM DEVELOPMENTS

In a registered plan of subdivision or condominium, development may be permitted with direct access from a road that is a common element of the condominium development and is managed by a condominium corporation.

4.7.4 PRIVATE ROADS IN WATERFRONT AND RURAL AREAS

Residential development in *Waterfront Areas* and *Rural Areas* may be permitted with direct access by private road, provided that development is limited to single-unit dwellings not part of cluster

development and that only seasonal occupancy is permitted. The subject lands may be placed in a separate limited services residential zone by the implementing zoning by-law in accordance with Section 3.6.

Non-residential development in *Rural Areas* may be permitted with direct access by private road, only if the following conditions are met.

- Development is limited to conservation, forestry, agricultural, and private recreational uses that are not open to the public, and any overnight accommodation permitted will only be on a seasonal use basis.
- If the development is creation of a lot, the minimum lot area is 20 hectares (49 acres).

The subject lands may be placed in a separate limited services open space or rural zone by the implementing zoning by-law in accordance with Section 3.6.

In addition, the following conditions must be met for any development permitted in *Waterfront Areas* or *Rural Areas* with direct access by private road.

- The private road will have direct access to a public road.
- It will be a condition of development approval that the private road be constructed, maintained, and managed in accordance with the policies of Section 4.7.6.
- The development approval or approvals will in no way be construed as an obligation on the Municipality ever to assume, construct, improve, or maintain the private road.

4.7.5 WATER ACCESS

Residential development in *Waterfront Areas* may be permitted with no road access, only if the following conditions are met.

- Development is limited to single-unit dwellings not part of cluster development and only seasonal occupancy is permitted.
- The subject lands are on an island, or on mainland shoreline where access by road is impractical.
- If the development is the creation of a lot or the construction of a dwelling on an existing vacant lot, it will be a condition of approval that for each lot, at least one vehicle parking space plus one vehicle and trailer parking space will be developed at the applicant's cost and maintained in perpetuity for the exclusive seasonal use of the lot's residents, at a site in a *Waterfront Area*, *Hamlet Area*, or *Resort Commercial Area* from which there is direct motorboat access to the lot.
- The development approval or approvals will in no way be construed as an obligation on the Municipality ever to provide a Municipal Road.
- If private road access becomes practical in the future, provision of that access will be subject to a further approval by Council in accordance with the policies of Section 4.7.4.
- The subject lands may be placed in a separate limited services residential zone by the implementing zoning by-law in accordance with Section 3.6.

4.7.6 PRIVATE ROAD DEVELOPMENT CONDITIONS

Where development is permitted on a private road in accordance with Section 4.7.4, the following conditions will apply to construction, maintenance, and management of the private road by the benefiting owners, defined as all owners who need to use the road to gain direct access to their properties.

- The Municipality will encourage new private roads, which service several properties, to be created as a common element condominium and managed by a condominium corporation.
- Where creation of the private road by condominium approval is not considered possible or practical, the lands on which the road is located will be owned directly or indirectly by the benefiting owners, or subject to a right-of-way registered on title directly or indirectly in favour of the benefiting owners.
- The use of the road is at the sole risk of its users, and the construction and maintenance of the road are the sole responsibility of the benefiting owners.
- Where the private road is not created by condominium approval and there is more than one benefiting owner, the benefiting owners will form a road association and maintain valid membership in the association. The Municipality encourages such associations to incorporate and may require incorporation in some cases.
- The condominium corporation or the road association, as the case may be, will maintain liability insurance to the satisfaction of the Municipality covering all use of the road.
- The location of access driveways should not create a traffic hazard because of their concealment by a curve, grade, or other visual obstruction. Access driveways should be limited in number and designed so as to minimize the dangers to vehicular and pedestrian traffic in the vicinity.
- The road should be constructed and maintained to a standard sufficient to permit emergency vehicle access.
- The condominium corporation or the benefiting owners, as the case may be, will indemnify the Municipality and the County of Haliburton against all liability arising from any use of the road, including alleged failure to provide emergency services because the road was gated or was not constructed or maintained to a sufficient standard.

4.8 ACTIVE TRANSPORTATION AND RECREATION TRAILS

The Municipality will promote development policies that encourage an active, healthy community and will use the "*Active Communities Charter*" as a framework for planning and decision making.

The Municipality will use the reports "*An Active Transportation Plan for the Village of Haliburton, 2009 and Addendum, 2014*" and "*Haliburton County Cycling Master Plan, 2008*" as resources to help inform future infrastructure planning, especially regarding road maintenance and development.

Within the *Haliburton Village Urban Policy Area*, the Municipality will encourage and support the development and improvement of pedestrian and bicycle facilities and linkages. This will be accomplished through the review of development applications and complementary public projects. In particular, the Municipality will implement the direction and recommendations of the Streetscape Project, 2009, where appropriate and economical to do so.

The Municipality will support the protection of traditional and historical portages in accordance with the *Public Lands Act*. Where a trail has historically been used for public recreation access, but is not protected as a portage by the *Public Lands Act*, the Municipality may, as a condition of a development approval, require the land owner to convey land or an easement to the Municipality for recreation access purposes. This will be assessed in the calculation of the consideration for parkland dedication.

The Municipality will support the protection of the "*rail trail corridors*", which are located in the geographic Townships of Dysart and Harcourt.

There are many recreational trails within the Municipality that exist by agreement between trail clubs and landowners. When development is proposed on lands where such trails are located, the Municipality will encourage the owner to continue to accommodate the trails, whether in their original or alternate locations, wherever possible. The Municipality will retain original allowances for road in accordance with Section 3.2.6 and may grant permission to recreation groups or trail clubs to use these road allowances for trail purposes. Where Council permits use of an unopened road allowance for trail purpose, Municipal Operational Policy 32 will apply.

The Municipality will seek to protect the integrity of utility corridors, such as the Hydro One Networks Inc. corridor in the geographic Townships of Eyre, Harburn, Guilford, and Dysart, for possible future recreation or public service purposes should their present uses cease.

4.9 SOIL AND DRAINAGE

Development should only be permitted on lands where soil and drainage conditions are, or can be made, suitable to permit the proper siting and development of the proposed uses. This will be demonstrated through a site evaluation report as described in Section 17.5.3, where a report is required by this Plan.

4.10 SUBSTANDARD SYSTEM IMPROVEMENTS

The improvement of existing substandard individual on-site water supply and sewage disposal systems will be encouraged by all means available to the Municipality.

The Municipality will work with the County and neighbouring municipalities to develop and implement a "quality assurance programme" to progressively assess and monitor private waste disposals systems within the Municipality. Where a system is identified as deficient, the Municipality will ensure that the required remedial work is completed.

4.11 CONTAMINATED SITES

Prior to development, contaminated sites will be assessed and remediated in compliance with the regulations of the Environmental Protection Act and the guidelines and procedures of the Ministry of the Environment and Climate Change. Council will consider an application for development on a contaminated site, only where the applicant demonstrates to Council's satisfaction that the contaminated subject lands will be restored before development to a condition free from adverse effects and suitable for the proposed use. Council will require the applicant to provide a *Record of Site Condition* in accordance with the *Environmental Protection Act*.

4.12 ENVIRONMENTAL REMEDIATION AND MITIGATION

If any proposed development requires remedial works to overcome any environmental problem or mitigate any adverse effect identified through the application of the policies of this Plan, Council may require as a condition of approval that the applicant enter into an agreement with the Municipality

whereby the applicant is responsible for the full cost of the remedial or mitigative works.

4.13 LAND USE COMPATIBILITY

4.13.1 GENERAL POLICY

Development will consider land use compatibility between sensitive land uses and nearby industrial, commercial, agricultural, and public service uses. This consideration will include, but is not limited to, the specific compatibility policies in Section 4.13.

4.13.2 MINE HAZARDS

Mine Hazards are designated on Schedule "C", and are the active and former mines that have identified by the Ministry of Northern Development and Mines, as of the date of this Plan.

AMIS site #07732, which is the Harcourt mine, is considered hazardous. New development within 1000 metres of this site must comply with the requirements for Section 14.10.

The Ministry of Northern Development and Mines advise that the following sites, which are identified in their inventory and consequently shown on Schedule "C", are not hazards:

- AMIS site #07515 and site #07513 are located in the Haliburton Village Urban Policy Area and are not considered hazards. Site #07515 has been naturally rehabilitated. These sites are administered under the Mining Act
- AMIS site #07733 and site #07734 are not considered hazards. They are administered under the Mining Act.
- AMIS site #07561, site #07514 and site #07707 are not hazards and are license under the Aggregate Resources Act.

Prior to considering an application for development within 1,000 metres (3,280 feet) of a Mine Hazard, the Municipality will consult with the Ministry of Northern Development and Mines, and where there is an interest that must be addressed, direct proponents to pre-consult with that Ministry about the requirements for the specific site. An engineering report may be required which:

- provides for the rehabilitation and stabilization of the mine workings;
- permits the proposed development to be constructed safely; or
- verifies that the proposed development is not affected by the works.

The engineering report will be submitted as part of a complete application for development. Proponents will work with the Ministry of Northern Development and Mines to refine development setbacks and to assess the need for additional geotechnical studies.

Development on abutting or adjacent lands affected by mine hazards or former mineral mining operations or former mineral aggregate operations may be permitted subject to rehabilitation measures being undertaken or completed that address public health and safety issues and mitigate known or suspected hazards. Contaminated sites will be remediated prior to any development on the site to ensure that there will be no adverse effects.

4.13.3 WASTE DISPOSAL SITES

Waste Disposal Sites are designated on Schedule "D", and are active and closed solid waste disposal sites identified by the Ministry of the Environment and Climate Change.

Council will not consider any application for development in a Waste Disposal Site unless the site has been closed continuously for 25 years before the date of application. Where a site has been closed for greater than 25 years, any application for development must be accompanied by approval from the Ministry of the Environment and Climate Change pursuant to Section 46 of the Environmental Protection Act, 1990.

Council will consider an application for development within 500 metres (1,640 feet) of a Waste Disposal Site, only if the applicant provides a waste disposal site compatibility report as described in Section 17.5.8. The application must comply with the Ministry of the Environment and Climate Change D-Series Guidelines, and in particular Guideline D-4.

4.13.4 SEWAGE TREATMENT FACILITIES

Council will consider an application for development within 150 metres (492 feet) of the Haliburton Village sewage treatment plant, or within 400 metres (1,312 feet) of a sewage lagoon, only if the applicant demonstrates to Council's satisfaction that they have complied with the Ministry of the Environment and Climate Change D-Series Guidelines, and in particular Guideline D-2.

4.13.5 LIVESTOCK BARN AND MANURE STORAGE

All development near livestock facilities must comply with Minimum Distance Separation I (MDS 1) as prescribed by the Ministry of Agriculture, Food and Rural Affairs. MDS 1 is applied at the time of project planning, or planning application review, for a proposed development located in close proximity to existing livestock facilities on an existing or proposed separate parcel of land. The following will apply:

- When considering an application to amend the Official Plan and/or the Zoning by-law for new development, MDS 1 is applied to protect existing farm uses.
- When considering an application for consent, MDS 1 is applied to all proposed vacant lots. Where there is an existing dwelling on a lot that is separate from a livestock facility, MDS 1 is not applied to that dwelling as the potential odour conflict exists, unless in the opinion of Council there is reasonable grounds to do so.
- MDS 1 is not applied to building permits on existing lots. Where new development that includes human occupancy, is proposed on an existing lot, it will be encourage to be located as far as possible, from livestock facilities.
- MDS 1 is not applied to accessory buildings, where there is no human occupancy.
- Where there are four or more non-farm related uses between the livestock facility and the proposed use, MDS 1 is not applied, as long as the propose use is located no closer than the existing uses, unless in the opinion of Council there is reasonable grounds to do so.

All development of livestock facilities must comply with Minimum Distance Separation II (MDS II) as prescribed by the Ministry of Agriculture, Food and Rural Affairs. MDS II is applied at the time of a building permit application to build a new livestock facility or to expand an existing livestock facility.

Owners of livestock operations are expected to observe the requirements of the *Nutrient Management Act, 2002* where applicable.

4.14 LAND USE CONVERSION FROM SEASONAL TO PERMANENT OCCUPANCY

4.14.1 GENERAL POLICY

On lands designated by this Plan as restricted to seasonal residential occupancy, conversions from seasonal to permanent occupancy will only be permitted where a Certificate of Occupancy has been issued by the Municipality in accordance with the *Planning Act*.

Anyone applying for a Certificate of Occupancy will provide Council with information on the property as prescribed by Council. Before approving the issuance of the Certificate, Council will ensure that the subject property complies with all relevant policies of this Plan, including the following.

4.14.2 LAND USE COMPATIBILITY

Council will ensure that there is satisfactory compatibility between the proposed permanent occupancy and the existing land uses in the surrounding area. The Ministry of the Environment and Climate Change D Series Guidelines, and in particular Guideline D-1, will give direction.

4.14.3 PROVISION OF PUBLIC SERVICES

To ensure that the subject property will be provided with the necessary public services in the most economical manner, Council will verify that the property complies with all relevant policies of Section 3 that apply to permanent residential development.

4.14.4 WATER SUPPLY AND SEWAGE DISPOSAL

A Certificate of Approval from the applicable approval authority will be required confirming that the individual on-site water supply and sewage disposal systems are designed for year-round use, and meet the standards and best management practices that would apply to new development on the lot.

4.14.5 SITE ACCESS AND REQUIREMENTS

To ensure that the proposed conversion can be properly accomplished on the subject property, and that the property will be provided with safe and adequate access, Council will verify that the property complies with the relevant policies of Section 4.7.

4.14.6 BUILDING CONDITION

The subject buildings will be of adequate size and construction for permanent occupancy and will comply with other applicable building, fire, health, and safety regulations.

4.14.7 ZONING

If the proposed permanent occupancy does not conform to the applicable zoning by-law, a Certificate of

Occupancy will not be issued until an appropriate implementing zoning by-law has been passed by Council and is in force.

4.15 LAND DIVISION

4.15.1 PLANS OF SUBDIVISION AND CONDOMINIUM

The preferred method for creating new lots or units within the Municipality is through plans of subdivision or plans of condominium. Council will recommend to the County of Haliburton for draft approval only those plans of subdivision or condominium which conform to this Plan. Before recommending a plan of subdivision or a plan of condominium to the County, Council will ensure that the proposed development can be provided with the necessary services and amenities and will not adversely affect the economy or the environment of the Municipality.

When making an application for approval of a plan of subdivision or a plan of condominium, an applicant will provide to the approval authority, all information required under Section 51(17) of the *Planning Act* and Ontario Regulation 544/06, as amended, as well as, the information required by the County of Haliburton Official Plan.

Where a lot has been created by plan of subdivision, the Municipality will not generally support an application to further divide the lot, unless the proposal is to add land to an adjoining lot.

To avoid scattered, dispersed and isolated development in the Rural Areas designation, the Municipality will not generally support an application for subdivision or condominium in this designation.

4.15.2 CONSENTS

4.15.2.1 General Policy

Where Council is satisfied that a plan of subdivision is not necessary for the proper and orderly development of land, the creation of lots by consent to sever may be considered.

Before recommending approval of a consent application to the County of Haliburton Land Division Committee, Council will ensure that the proposed development conforms to the provisions of this Plan, can be provided with the necessary services and amenities and will not adversely affect the economy or the environment of the Municipality.

When making an application for consent to sever land, an applicant will provide to the approval authority, all information required under Section 53 of the *Planning Act* and Ontario Regulation 197/96, as amended, as well as, the information required by Section 9 of the County of Haliburton Official Plan.

4.15.2.2 Number of Lots Created

No consent should be considered that would cause the cumulative number of lots, which are severed from an original lot by consents granted on or after September 8th, 2003, to exceed three new lots (three severed parcels and one retained parcel). For the purposes of this policy the term "original lot" refers to a lot as it existed on September 8th, 2003.

The Municipality does not intend to change the starting date for determining compliance with the maximum consent allowance in any subsequent review of this Plan or any new Official Plan.

4.16 DEVELOPMENT STANDARDS

4.16.1 DWELLINGS PER LOT

Only one dwelling is permitted on each lot, or each unit as defined in the *Condominium Act, 1998*, with the following exceptions:

- Accessory dwellings as otherwise permitted in this Plan or an implementing zoning by-law;
- Additional dwelling units as otherwise permitted in this Plan or an implementing zoning by-law;
- Garden Suites as otherwise permitted in this Plan;
- Medium density residential development; or
- Lifestyle residential development.

Some existing lots accommodate residential compounds of two or more existing single-unit dwellings. No additional dwelling will be permitted on such lots.

4.16.2 LIGHTING

The Municipality will encourage all those undertaking new development to adhere to the following exterior lighting objectives, and when considering individual development applications, Council may require any of the following as a condition of development approval.

- Environmentally sensitive lighting that is oriented downward, is low wattage, energy efficient and minimizes glare will be encouraged.
- Light directed or escaping towards the sky or nearby properties should be minimized.
- Along shorelines, light should not be directed over the water, and lighting should be kept to the minimum necessary for safety.

4.17 PROPERTY STANDARDS

It is a policy of this Plan to maintain an efficient and pleasant environment for living, working, shopping, and other activities. To further this policy, Council will encourage appropriate standards of property maintenance and occupancy in the Municipality. This will be achieved through public education, and the passage of a Property Standards By-law and the appointment of a Property Standards Committee in accordance with the *Ontario Building Code Act*. The Municipality will also encourage and complement private property improvement through the development of public projects that enhance the appearance and liveability of Haliburton Village and the hamlets.

4.18 COMMUNITY IMPROVEMENT

4.18.1 GOALS AND OBJECTIVES OF COMMUNITY IMPROVEMENT

4.18.1.1 Goals

The Municipality will:

- continue to encourage the maintenance, development, redevelopment, and rehabilitation of the Municipality's built environment, so as to enhance the image of the Municipality as a healthy, active and attractive place to live, work in, and visit; and
- maintain and improve the economic and tourism base through the promotion of employment, new capital investment, and increases in the municipal tax base while minimizing increases in the Municipality's long-term capital debt.

4.18.1.2 Objectives

The Municipality will:

- encourage, by all means available to the Municipality, private sector efforts to upgrade and rehabilitate existing properties and facilities;
- where financially feasible, continue to develop and improve municipal services; public utilities; community facilities and services; active transportation, public parks and opens spaces;
- ensure public sector projects and encourage, by all means available to the Municipality, private sector projects meet the mobility and accessibility needs of children, youth, seniors and the disabled;
- participate in and/or encourage projects, programs, and volunteer efforts which improve the Municipality's built environment and expand the economic base; and
- encourage expansion and new development by both the private and public sectors to improve the Municipality's property and business tax base, providing such development conforms with all other applicable policies of this Plan.

4.18.2 COMMUNITY IMPROVEMENT AREAS DESIGNATION

The Community Improvement Areas consist of the following designations as shown on Schedule "A":

- Haliburton Village Urban Policy Area;
- Eagle Lake Hamlet Area;
- Harcourt Hamlet Area;
- West Guilford Hamlet Area.

The boundaries of the Community Improvement Areas will be considered flexible, and minor extensions may be permitted in specific by-laws designating Community Improvement Project Areas without an amendment to this Plan.

The addition of completely new areas or the deletion of existing areas will require an amendment to this Plan.

4.18.3 COMMUNITY IMPROVEMENT PROJECT AREAS

Council may undertake community improvement through the designation of Community Improvement

Project Areas, as the Municipality's resources and other funding sources may allow. Priority will be given to areas where service deficiencies are the most critical. Council will interpret the focus of Community Improvement Project Areas broadly to include downtown revitalization projects, supportive housing initiatives, employment land development and climate change supportive development.

Circumstances such as the unforeseen necessity to upgrade services and abutting development, or property changes, may also be considered in the designation of Community Improvement Project Areas.

4.18.4 IMPLEMENTATION OF COMMUNITY IMPROVEMENT

In order to achieve the Community Improvement goals and objectives outlined in Section 4.18.1, Council intends to use a variety of implementation methods, including but not limited to the following:

- Use of municipal authority under the *Planning Act* to:
 - Designate community improvement project areas by by-law;
 - Adopt community improvement plans;
 - Acquire, grade, service, and otherwise improve land; and
 - Assist the Municipality by any other means possible;
- Participation in community improvement programs funded by other agencies;
- Enforcement of the Municipality's property standards by-law;
- Encouragement of infill development;
- Support for community gardens, backyard, roof top and workplace gardens;
- Encouragement of the redevelopment of private property and facilities, by providing owners with information concerning government financial subsidies and programs;
- Cooperation with school boards, other educational institutions, community and business associations, and individual businesses to provide new facilities, redevelopment projects, or new services in the Municipality;
- Use of the provisions of the *Ontario Heritage Act*, to encourage the preservation of buildings, structures, and features of historical significance; and
- Encouragement of public input in the development of community improvement plans.

4.18.5 INTERPRETATION

It is intended that the policies of Section 4.18 be considered flexible. A broad interpretation of these policies may be applied where such interpretation is deemed necessary for the desirable development of the Municipality, provided the general intent of the Plan is maintained.

4.19 CONDOMINIUM CONVERSION

When considering proposals to convert residential buildings that provide rental accommodation to condominium ownership the Municipality will require proponents to provide background information to support and justify the proposal. The Municipality will consider, among other matters, the following:

- the vacancy rate for rental units in the planning area;
- the demographics of the tenants of the building;
- the existing building condition; and
- the condition of the water and sewage disposal systems.

Conversion of a building from rental tenancy to condominium ownership will require that the building be upgraded to meet current Ontario Building Code and Ontario Fire Code standards. The Municipality may require the completion of a building condition study.

Conversion of a building from residential rental tenancy to condominium ownership will require that the private communal water system be upgraded to meet all requirements of the *Safe Drinking Water Act*. The Municipality will require a hydrogeology study to confirm the quality and quantity of the water supply; an engineering report on the water treatment system; and a responsibility agreement with the Municipality.

Section 5

RESOURCE PROTECTION POLICIES

5.1 WATER RESOURCES

5.1.1 GENERAL POLICY

The lakes and rivers within the Municipality include the headwaters of the Burnt and Gull River watersheds, which are key components of the Trent-Severn Waterway. They provide fresh water to the Haliburton Highlands, as well as, communities downstream.

The Municipality's critical water resource features include the following:

- Its lakes and rivers.
- Its strategic groundwater resource areas, consisting of sensitive groundwater recharge/discharge areas, and aquifers vulnerable to contamination.

The Municipality will protect and where possible enhance the quality and integrity of these critical water resource features.

5.1.2 LAKES AND RIVERS

Development in shorelands will be set back from the shoreline to:

- maintain the shoreline's natural characteristics, quality, and integrity,
- preserve its natural visual characteristics, and
- protect and conserve its natural heritage features.

Within shorelands, all buildings, structures, and tile fields will be set back at least 30 metres (98 feet) from the high water mark of lakes and rivers, with the following exceptions:

- The water setback is 20 metres (66 feet) for buildings and structures and 30 metres for tile fields for a lot that on March 11th, 2004, was registered, vacant, and the water setback in the applicable zoning by-law was 20 metres. The Committee of Adjustment, as part of a minor variance application, may permit a reduction to the 30 metre (98 foot) water setback for a tile field only, where, due to the size, shape or topography of the lot, it is not feasible to locate a tile field beyond the 30 metre setback. The water setback is to be strictly adhered to in all other cases.
- The water setback is 20 metres for a lot that on March 11th, 2004, was registered, has been further developed, and the water setback in the applicable zoning by-law was 20 metres. This water setback applies to all buildings and structures, including tile fields and will be strictly adhered to.
- March 11, 2004 is the date that this policy was first implemented.

The shoreline setback for an individual lot is defined in the implementing zoning by-law as the "water setback". This setback shall be strictly adhered to.

Excepted from the shoreline setback requirements are docks and marine facilities as defined and permitted in the implementing zoning by-law, stairs that provide access to the water and are not attached to a building or

structure, and landings that are less than 9.3 square metres (100 square feet) in area.

Also excepted from the shoreline setback requirements are a deck and patio that are not attached to a main building, and a maximum of one (1) accessory building as defined and permitted in the implementing zoning by-law.

An accessory building within the water setback is restricted to either a gazebo or storage shed and shall comply with the following criteria, which shall be strictly enforced:

- storage sheds shall only be permitted on lots that have a minimum slope of 15% measured over a horizontal distance inland 30 metres from the high water mark;
- gazebos and storage sheds shall be restricted to a maximum ground floor area of 10 sq. metres and a maximum height of 3.5 metres (11.5 feet);
- gazebos and storage sheds shall be located a minimum of 5 metres (16.4 feet) from the high water mark;
- the storage of vehicles and motor vehicles (including boats), as defined by the implementing zoning by-law, is not permitted in storage sheds;
- gazebos and storage sheds shall blend with the natural surroundings and be screened from view, from the lake and from neighbouring lots; and
- Prior to construction of a gazebo or storage shed, the shoreline vegetation shall be restored to a natural state, to the full depth of the shoreline setback.

The following development approvals shall be required prior to constructing a gazebo or storage shed, in the water setback:

- a site plan agreement; and
- purchase of the shoreline road allowance, if the gazebo or storage shed will be located on the shore road allowance.

This policy ensures that the general intent of Section 5.1.2 is implemented, permitting limited development within the shoreline setback in exchange for the restoration and repair of the shoreline vegetation to a natural state.

Boathouses are not permitted in the shoreline setback.

All owners of shoreline lots will be encouraged to leave the lands within the shoreline setbacks substantially undisturbed, up to the full depth of the setbacks where possible. Additionally, where the shoreline setback has been disturbed by past activities, the owner will be encouraged to restore the setback to a natural state. Soil and vegetation within the setback should be disturbed as little as possible, to preserve the impression from the lake that the shoreline is undeveloped. Clearing should be restricted to the minimum required for access, the safety of residents, and a limited view to the water.

The County of Haliburton passed By-law 3505, which is a by-law to protect and preserve trees on shoreline properties and to regulate the cutting of trees within the shoreline area. All cutting of trees or clearing of vegetation in the shoreline setback is to comply with the provisions of this by-law or any amendment to this by-law.

When considering individual development applications on lakes, Council may require as a condition of development approval that the shoreline setback be maintained in a substantially undisturbed condition or that the setback be restored to a substantially natural state. This may include the restoration of natural shoreline features and the planting of native vegetation.

5.1.3 GROUNDWATER

The identification and designation of critical groundwater resource features is a major endeavour, hampered by the historic lack of information on groundwater conditions in Ontario. The Ministry of the Environment and Climate Change, in partnership with municipalities, conservation authorities, and other stakeholders has financed large-scale municipal groundwater studies across the Province. The Trent Conservation Coalition, consisting of five conservation authorities and 36 municipalities including the Municipality of Dysart et al, has undertaken source water protection planning for the Trent basin, which includes most of the Municipality outside Algonquin Provincial Park. The Trent Source Protection Plan has now been approved by the Ministry of Environment and Climate Change. Currently, this plan focuses on municipal water systems and does not contain specific policies for private water systems.

The Municipality will implement any common policies, developed through the planning programmes of the County of Haliburton, for areas identified as a *Wellhead Protection Area* or an *Intake Protection Zone* in source protection plans. These policies may include requiring additional studies such as hydrogeology studies or best management practices as conditions of development approval. Additionally, and as identified in Section 3.3.1 of this Plan, the Municipality intends to conduct additional groundwater studies for the village of Haliburton.

Until more detailed groundwater policies that are based upon the recommendations of the above noted studies come into effect, Council will not consider any application for development that involves the addition of any of the following land uses to the uses existing on the date this Plan is approved, on any lot within the *Haliburton Village Urban Policy Area* or the Haliburton Village Service Area:

- open storage, except if packaged for wholesale or retail sale, or by an individual for personal or family use, of:
 - petroleum fuel,
 - manure,
 - inorganic fertilizers,

- road salt, and
- any contaminant regulated as a severely toxic contaminant under the *Environmental Protection Act*;
- dry cleaning outlets;
- livestock barns;
- salvage yards;
- solid waste disposal sites, organic soil conditioning sites, and snow storage and disposal facilities;
- generation and storage of hazardous waste or liquid industrial waste;
- underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

However, Council may vary the preceding policy by resolution, without an amendment to this Plan, with respect to individual applications within the Municipality's Industrial Park.

Until the groundwater policy amendment comes into effect, Council will not consider any application for development that would permit an operation consisting of one or more of water taking, storage, shipment, and bottling, such that the end product of the operation is bottled drinking water.

5.2 LAKE CAPACITY

5.2.1 GENERAL POLICY

Before approving any development proposal adjacent to a lake within shorelands, Council must be assured that the proposed development will not exceed the capacity of the lake to accommodate development.

This Plan recognizes the following factors as limiting lake capacity.

- Water quality as it affects lake trout habitat.
- Surface capacity for recreation.
- Shoreland development capability.
- Lake trophic state.

Where development is proposed on the shorelands of a lake shared with a neighbouring municipality, the neighbouring municipality will be consulted with respect to any capacity issues.

5.2.2 LAKE TROUT LAKES

Lake trout need specific water quality conditions as part of their habitat requirements. Phosphorus input from shoreline development can affect water quality and consequently, lake trout habitat.

The Ministry of Natural Resources and Forestry has identified the lakes in which naturally reproducing lake trout populations occur. The Ministry of the Environment and Climate Change has completed water quality modelling of these lakes to determine their capacity to sustain additional shoreland development without impact to lake trout habitat. These lakes are classified according to whether they are "at capacity" for additional development, "not at capacity" for additional development or there is no data and their sensitivity status needs "to be confirmed".

Table 1, below, lists the lake trout lakes in the Municipality, outside of Algonquin Park, and notes their sensitivity classification:

Table 1: Status of Lake Trout Lakes				
Lake	Township	Sensitivity		
		At Capacity	No Data: Sensitivity To Be Confirmed	Not at Capacity
Allen	Dudley, Harcourt	X		
Basshaunt	Guilford	X		
Bitter	Guilford	X		
Delphis	Dudley	X		
Eagle	Guilford	X		
Eyre	Eyre	X		
Fourcorners	Dudley, Harburn, Harcourt	X		
Kashagawigamog	Dysart	X		
Klaxon	Guilford	X		
Koshlong	Dysart	X		
Little Clean	Eyre	X		
Long	Dudley	X		
Marsden	Eyre, Guilford, Havelock	X		
Miskwabi	Dudley	X		
North	Harburn	X		
Percy	Harburn	X		
Spruce	Dysart	X		
Stocking	Havelock	X		
Two Island	Dudley	X		
Havelock	Havelock		X	
Pine	Harcourt		X	
South Wildcat	Havelock		X	
Clean	Havelock			X
Drag	Dudley			X
Farquhar	Harcourt			X
Fishtail	Harcourt			X
Goodwin	Havelock			X
Grace	Harcourt			X
Haliburton	Harburn			X

Johnson	Havelock			X
Kawagama	Havelock			X
Kelly	Havelock			X
Kennisis	Guilford, Havelock			X
Lipsy	Guilford			X
Little Kennisis	Havelock			X
Little Redstone	Guilford, Havelock			X
Loon	Dudley			X
MacDonald	Havelock			X
Moose	Harburn			X
Oblong	Harburn			X
Redstone	Guilford			X
Slipper	Havelock			X

A lake trout lake with a sensitivity status that needs "to be confirmed" will be treated as an "at capacity" lake trout lake until such time as the Municipality has been advised otherwise by the Ministry of the Environment and Climate Change.

On shorelands of lake trout lakes that are highly sensitive to additional development, Council will not consider any application that involves the creation of a new lot, new residential units, or new non-residential development unless at least one of the following applies:

- the subject lands are within the Haliburton Village Service Area and the development is or will be provided with full municipal sewage services;
- the tile fields on each new lot will be setback at least 300 metres (984 feet) from the high water mark of the lake, or such that the drainage from the tile fields will flow at least 300 metres (984 feet) to the lake;
- the tile fields on each new lot are located such that they would drain into the drainage basin of another waterbody that is not classified as "at capacity" for development;
- the application will separate existing habitable dwellings, each having an existing separate septic system, provided the land use would not change;
- the proposed new use is the redevelopment of an existing use and has a scale and density that is less than the existing use, and shall demonstrate a net reduction of the phosphorus loading to the lake. Prior to redevelopment being approved, a lake impact assessment shall be completed to the satisfaction of the approval authority. The lake impact assessment shall among other matters, provide recommendations on implementation tools related to hydrogeology, soils and vegetation matters on the site; or
- the proposed development is non-residential, includes appropriate storm water management design and it does not involve or require any new individual on-site or communal sewage disposal systems, or expansion of existing systems.

However, the preceding policy is not to be interpreted as taking away any development right that existed on any lot that existed on the date this Plan was approved.

5.2.3 SURFACE CAPACITY FOR RECREATION

Research has established relationships between recreational development on a given lake, and the resulting use of the lake's surface area for fishing, boating, swimming, waterskiing, and other related activities. Beyond a certain limit, the amount of recreational use on a given lake will significantly reduce its attractiveness for shoreland residents and visitors.

No new lot creation will be permitted where the lot to surface area ratio of a lake exceeds 1 lot for each 1.6 hectares of lake surface area. Appendix "B" is a summary of the recreational capacity of key lakes on the date of the adoption of this Plan by Council. This list is to be reviewed and refreshed when considering a development application.

If Council determines that an application for development of shorelands that involves the creation of a new lot, new residential units, or new non-residential development could unduly add to existing aquatic recreational stresses, conflicts, and hazards, it may require that the applicant submit a boating capacity study as described in Section 17.5.4.

5.2.4 SHORELAND DEVELOPMENT CAPABILITY

Council will consider an application for development of shorelands that involves the creation of a new lot, new residential units, or new non-residential development, only if the applicant submits a site evaluation report as described in Section 17.5.3. Lands within the Haliburton Village Urban Policy Area are exempted from this requirement, unless Council deems it appropriate for the proper development of the lands.

5.2.5 LAKE TROPHIC STATE

Section 5.2.2 addresses the impacts of phosphorus inputs on lake trout habitat. As well, increased phosphorus inputs resulting from development may be of aesthetic or recreational concern on any lake.

The Municipality will encourage and support continued and enhanced monitoring of lake trophic state by the Ministry of the Environment and Climate Change and lake associations. The Municipality will use the results in reviewing the policies of this Plan and, where appropriate, individual development applications.

If Council determines that an application for development of shorelands that involves the creation of a new lot, new residential units, or new non-residential development has the potential to increase phosphorus inputs to a lake such that water quality for aesthetic and recreational purposes could be unduly impaired, it may require that the applicant submit a trophic state capacity study as described in Section 17.5.5.

Based on the results of a trophic state capacity study, Council may decide to establish by resolution, without an amendment to this Plan, a recreational water quality objective for a lake, expressed as a phosphorus or chlorophyll a concentration, and require that no further development be permitted on that lake that would cause concentrations to increase beyond that objective. All recreational water quality objectives established by Council before this Plan was approved are continued and are as valid as an objective established under this Plan. All previous objectives will be listed on the municipal resource register described in Section 5.5 on approval of this Plan and all further objectives will be listed when established.

5.3 NATURAL RESOURCES

5.3.1 FORESTS

In order to direct and encourage proper forest management, and provide for a continued forestry industry, Council will encourage the retention of forest cover and natural vegetation.

Owners of forests of sufficient size who actively manage their forests are strongly encouraged to operate on the basis of approved managed forest plans in accordance with the *Assessment Act*, and within those plans to provide recreational opportunities to trail clubs and/or the general public.

All forestry operations will comply with the provisions of Tree Harvesting By-law 3196 of the County of Haliburton. Along the shorelines of all lakes, rivers and navigable waterways, By-law 3505, as amended from time to time, of the County of Haliburton applies to conserve, protect, restrict and regulate the removal trees.

5.3.2 AGGREGATE RESOURCES

Aggregate resources are a non-renewable resource that are important for the construction of roads, buildings and other infrastructure. To optimize the use of local aggregate resources and limit costs from transporting resources long distances, significant aggregate deposits and existing pits and quarries shall be protected for the long term.

Significant aggregate deposits are shown on Schedule "C". Policies to protect and conserve significant aggregate deposits are found in Section 14.9 of this Plan.

Existing pits and quarries are licensed by the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act* and are designated on Schedule "A" of this Plan as a Mineral Aggregate Resource overlay. Their boundaries are generally consistent with the licensed area. Policies to protect and conserve existing pits and quarries are found in Section 14.9 of this Plan.

5.3.3 MINERAL RESOURCES

The Ministry of Northern Development and Mines has identified an area of mineral potential in the south-east portion of Harcourt Township as shown on Schedule "C". Policies to protect and conserve mineral resources are found in Section 14.10 of this Plan.

Mines hazards are also shown on Schedule "C". Policies to address mines hazards are found in Sections 4.13.2 and 14.10 of this Plan.

5.3.4 SIGNIFICANT NATURAL HERITAGE FEATURES

5.3.4.1 Definition

Significant natural heritage features consist of the following.

- significant habitat of endangered and threatened species, identified by the Ministry of Natural

Resources and Forestry (NHIC). These areas are listed in the municipal resource register described in Section 5.5. Where significant habitat of endangered and threatened species has not been comprehensively mapped or where no data is available, an EIS should be completed that also identifies appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural features or the ecological functions of the habitat they support.

- critical fish habitat, which are fish spawning and nursery areas identified by the Ministry of Natural Resources and Forestry (NRVIS) or critical fish habitat identified in site evaluation reports on file with the Municipality. These areas are designated on Schedule "B". Where fish habitat has not been comprehensively mapped, all water features, including permanent and intermittent streams, head waters, seasonally flooded areas, municipal or agricultural drains, lakes and ponds will be screened by the approval authority for the presence of fish habitat. Where such fish habitat is identified or where no data is available, an EIS should be completed that also identifies appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural features or the ecological functions of the habitat they support.
- provincially significant wetlands, identified by the Ministry of Natural Resources and Forestry (NRVIS). These areas are designated on Schedule "A".
- wetlands as identified on the County of Haliburton wetland mapping.
- significant wildlife habitat - deer wintering areas including Stratum 1 (core area) and Stratum 2 (broader area) identified by the Ministry of Natural Resources and Forestry (NRVIS). These areas are designated on Schedule "B".
- significant wildlife habitat - species of conservation concern, which are nesting sites of red-shouldered hawk, great blue heron, and osprey identified by the Ministry of Natural Resources and Forestry (NRVIS). These areas are designated on Schedule "B".
- significant Areas of Natural and Scientific Interest (ANSI's), identified by the Ministry of Natural Resources and Forestry (NRVIS). When this Plan was adopted, there were no such areas in the Municipality. Any such areas identified in future will be designated on Schedule "B".

5.3.4.2 Where Development Not Permitted

Development and site alteration is not permitted in significant habitat of endangered and threatened species, and provincially significant wetlands.

All major development proposals in the *Waterfront Area* or *Rural Area* must be accompanied by an Environmental Impact Assessment (EIS) to determine the potential habitat of endangered and threatened species. If in the course of the development application and approval process, the applicant becomes aware that the subject lands include actual or potential habitat of endangered or threatened species, the applicant will advise the Municipality and the Ministry of Natural Resources and Forestry at the earliest opportunity.

5.3.4.3 Where Development May Be Permitted

Council will only consider an application for development or site alteration within the following areas where it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions:

- significant wildlife habitat - deer wintering areas;
- significant wildlife habitat - species of conservation concern; and
- significant Areas of Natural and Scientific Interest (ANSI's)

Council will only consider an application for development or site alteration within critical fish habitat in accordance with Provincial and Federal legislation.

Council will only consider an application for development or site alteration on adjacent lands to significant natural heritage features (as defined in Section 5.3.4.4), where it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

Except with respect to the wetlands shown on the County of Haliburton Wetland mapping, no Environmental Impact Study (EIS) is required if the applicant provides confirmation that the Ministry of Natural Resources and Forestry does not consider the subject lands to be within a significant natural heritage feature or its adjacent lands.

Within the Significant Wildlife Habitat - Deer Wintering Areas or the adjacent lands, where the proposed development is the creation of lots by consent, or is further development on no more than four abutting lots, in a Waterfront Area or Rural Area, Council may exempt the applicant from having to submit an Environmental Impact Study only if the development approval includes a zoning by-law and consent agreement that requires:

- in a Waterfront Area, minimum lot frontage of 90 metres (295 feet), and that at least 80% of the shoreline frontage to a depth of 30 metres (98 feet) will be maintained in a natural state;
- in a Rural Area, minimum lot area of 1 hectare (2.5 acres), and that at least 80% of the lot area will be maintained in a natural state.

The Municipality will use the County of Haliburton Wetland Mapping as a screening tool when reviewing development applications. Screening will be undertaken as follows:

- Where a development proposal will extend into an area identified on the County of Haliburton wetland mapping, the applicant will undertake a site assessment to accurately delineate the wetland boundaries. The proponent will complete an evaluation of the wetland, using the MNRF *Ontario Wetland Evaluation System* protocol, or treat the wetland as a *provincially significant wetland*.
- Where a development proposal is located within the adjacent lands to a wetland identified on the County of Haliburton wetland mapping, the applicant will undertake a site assessment to accurately delineate the wetland boundaries and complete an Environmental Impact Study (EIS), satisfactory to the approval authority, demonstrating that there will be no negative impacts to the wetland feature or its ecological function.
- These assessments will be completed prior to the approval of the development proposal and will be completed by a qualified professional.

5.3.4.4 Adjacent Lands

Adjacent lands contiguous to significant natural heritage features are lands within the following distances from the features:

- Provincially Significant Wetlands and Wetlands shown on the County of Haliburton mapping - 120 metres (394 feet);

- Critical Fish Habitat - 30 metres (98 feet);
- Significant Wildlife Habitat - Species of Conservation Concern - 150 metres (492 feet) from any nest or as applicable;
- Lake trout lakes - 300 metres (985 feet); and
- All other features - 50 metres (164 feet).

However, for the purposes of a specific development application, the adjacent lands contiguous to a specific feature may be varied from these standards, where documented and justified to Council's satisfaction by an Environmental Impact Study (EIS).

5.4 CULTURAL RESOURCES

5.4.1 MUNICIPAL CULTURAL PLAN

The Municipality has a long cultural heritage history transitioning from aboriginal hunting grounds and fur trade traditions to early logging communities. More recently, the tourism industry has shaped our cultural heritage. Today the Municipality enjoys a vibrant cultural community of artists, cultural organizations and enterprises. To celebrate our cultural heritage history and leverage our cultural resources, the Municipality has created a Municipal Cultural Plan. The Municipal Cultural Plan provides direction and identifies recommended actions to build a strong, vibrant cultural sector.

The Municipality will implement the recommendations of the Municipal Cultural Plan. The Municipal Cultural Plan will be reviewed at five (5) year intervals and, where necessary, amended to remain current and innovative.

5.4.2 CULTURAL HERITAGE CONSERVATION

The Municipality's cultural heritage resources include its:

- archaeological sites, burial sites, and cemeteries;
- heritage properties and conservation districts designated under the *Ontario Heritage Act*;
- other historically or architecturally significant buildings, structures, monuments, and remains; and
- areas of heritage significance modified by human activity and valued by the community.

The Municipality recognizes the importance of its cultural heritage resources and will encourage the identification, conservation, protection, restoration, and enhancement of these resources. In considering development applications and undertaking public works, Council will ensure that significant cultural heritage resources in the Municipality are managed in a responsible manner which perpetuates their functional use while maintaining their heritage value and benefit to the community.

Council may require as a condition of a development approval that:

- development incorporate significant cultural heritage resources, and not demolish, destroy, or inappropriately alter those resources; and /or
- development be of a scale and character appropriate to nearby significant cultural heritage resources.

Pursuant to the *Ontario Heritage Act*, Council may establish a Municipal Heritage Committee. Council, by by-law and in consultation with an established Committee, may:

- designate properties to be of historical or architectural value or interest;
- define part or all of the Municipality as an area to be examined for designation as a heritage conservation district; and /or
- designate part or all of the Municipality as a heritage conservation district.

5.4.3 ARCHAEOLOGICAL RESOURCES

Recorded Archaeological Sites are identified by the Ministry of Tourism Culture and Sport and listed in the municipal resource register described in Section 5.5.

The Ministry of Tourism, Culture and Sport have issued a policy directive, *Criteria for Evaluating Archeological Potential*, which establishes a protocol for identifying properties and projects that may contain archaeological resources or potential. Where, based upon these criteria, a development proposal affects an area containing known archaeological resources or is considered to have archaeological potential, Council will require an archaeological assessment to be completed on the subject lands, to the satisfaction of the Ministry of Tourism, Culture and Sport and as described in Section 17.5.7.

Council may, by zoning by-law, prohibit or further restrict development on any lands on which significant archaeological resources are located, including lands where it has been determined through an archaeological assessment that significant archaeological resources are to be preserved on site.

If in the course of the development application and approval process, the applicant becomes aware that the subject lands include a burial site as defined in the *Funeral, Burial and Cremation Services Act, 2002*, the applicant will advise the Municipality, the Ministry of Tourism, Culture and Sport, and the Ministry of Government and Consumer Services at the earliest opportunity.

All development that could affect cemeteries must comply with the requirements of the *Cemeteries Act*.

5.5 MUNICIPAL RESOURCE REGISTER

Certain significant natural and cultural heritage features are not appropriate for designation on Schedule "B", because they could be prone to vandalism or destruction if their locations were known to the general public. Other features and resources may be identified in accordance with the policies of this Plan but not added to Schedule "B", "C", "D" or Table 1 until the next review of this Plan, as described in Section 17.3.

The Municipality will maintain a register of the following features, and will add features to, change them, or remove them from the register as indicated. The identification and location of these features in the register will be of equal validity for purposes of this Plan as if the features were designated on Schedule "B", "C", "D" or Table 1.

- Significant Portions of the Habitat of Endangered and Threatened Species: Additions, changes, or deletions take effect when information is received from the Ministry of Natural Resources and Forestry subject to any data-sharing agreement that may be concluded between the Municipality and that Ministry. Access to this information will be restricted to the extent required by that

Ministry.

- Recorded Archaeological Sites: Additions, changes, or deletions take effect when information is received from the Ministry of Tourism, Culture and Sport, subject to any data-sharing agreement that may be concluded between the Municipality and that Ministry. Access to this information will be restricted to the extent required by that Ministry.
- Additions or changes to features and resources that the policies of this Plan require be designated on Schedule B", "C", "D" or Table 1: Additions or changes take effect on passage of a resolution by Council. At each five-year review of this Plan, all additions or changes to the register over the preceding five years will be cleared from the register and, provided that in the opinion of Council they are still valid, will be incorporated into Schedules B", "C", "D" or Table 1. Deletions will be made through a five-year review only.
- All lake recreational water quality objectives adopted by Council as described in Section 5.2.5.

Section 6

GENERAL LAND USE POLICIES

6.1 LAND USE PLAN

The lands and waters of the Municipality will be developed in accordance with the policies of this Plan. Schedule "A" establishes the general pattern of development by dividing the Municipality into the following land use designations:

- Haliburton Village Urban Policy Area
 - Urban Residential Areas
 - Suburban Residential Areas
 - Institutional Areas
 - Commercial Areas
 - Mixed Use Areas
 - Employment Areas
 - Rural Areas within the Haliburton Village Urban Policy Area
- Hamlet Areas
- Waterfront Areas
 - Waterfront Residential Areas
 - Resort Commercial Areas
- Public Recreation
- Algonquin Provincial Park
- Lakes and Rivers
- Environmental Protection
 - General Policy
 - Provincially significant Wetlands
- Rural Areas

6.2 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on Schedules "A" and "B" be considered as approximate except where bounded by major roads, lakes, or rivers or other obvious geographic features. Designation boundaries do not necessarily coincide with lot boundaries, and a single lot may be divided among two or more designations. It is also intended that the location of all roads shown on Schedule "A" be considered as approximate. Also, not all Municipal Roads are intended to be shown on Schedule "A". Therefore, amendments to this Plan will not be required to make minor adjustments to the approximate designation boundaries, to make adjustments to roads, or to make additions to or deletions from the road network, provided the general intent of the Plan is preserved. Such changes will not necessarily be reflected on Schedule "A", and may be reflected in implementing zoning by-laws only.

6.3 NON-CONFORMING USES

Any use which legally existed on the date this Plan is approved but which does not conform to the land use designations shown on Schedule "A" is permitted to continue without change.

In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship. Any such extension or enlargement will require a minor variance from the implementing zoning by-law or, where deemed appropriate by Council, an amendment to the implementing zoning by-law.

When considering a zoning by-law amendment to recognize a non-conforming use, Council will consider:

- the feasibility of relocating the use to another site;
- the zoning will not permit a change to the use, either by the nature of the use or the intensity of the use that may negatively impact adjacent uses;
- the use does not constitute a danger to surrounding land uses by virtue of its hazardous nature;
- the use is not within an Environmental Protection Area; and
- the use does not interfere with the appropriate development of the surrounding uses.

The implementing zoning by-law will define and differentiate "non-conforming uses" and "non-complying uses". It will also include criteria to define a "legal non-conforming use" and a "legal non-complying use". Any use, which is a legal non-complying use may be extended or enlarged in compliance with the applicable provisions of the implementing zoning by-law.

6.4 PUBLIC FACILITIES

Except as specifically provided elsewhere in this Plan, public parks, road rights-of-way, and utilities such as sanitary sewers, storm sewers, gas lines, pipelines, electric lines, and telephone lines are permitted anywhere in the Municipality, only if:

- the location of the facility is approved by the Municipality;
- it is necessary to the area;
- it can be made as compatible as possible with its surroundings, and adequate measures are taken to ensure compatibility.

6.5 PRINCIPAL AND ACCESSORY USES, BUILDINGS, AND STRUCTURES

Whenever this Plan permits a use, it is intended that buildings and structures normally associated with that use be permitted, subject to definition and regulation in the implementing zoning by-law, unless the policies of this Plan applicable to that use specify otherwise.

Whenever this Plan permits uses, buildings, or structures, it is intended that accessory uses, buildings and structures also be permitted that are normally incidental or subordinate to the principal uses, buildings, and structures permitted on the same lot, only if the accessory uses, buildings, and structures comply with the policies of this Plan.

Section 7

HALIBURTON VILLAGE URBAN POLICY AREA

7.1 RESIDENTIAL AREAS

Residential Areas within the *Haliburton Village Urban Policy Area* consist of:

- lands designated *Urban Residential*, which are the residential lands within the Haliburton Village Urban Policy Area, east of the bridge located on County Road 21 at the outlet of Head Lake; and
- lands designated *Suburban Residential*, which are the residential lands within the Haliburton Village Urban Policy Area, west of the bridge located on County Road 21 at the outlet of Head Lake.

The *Residential Areas* designation will allow a mix of residential densities and dwelling types. Residential development will be designed to minimize land consumption and efficiently use infrastructure and public service facilities.

The residential development forms and minimum lot standards permitted within each designation are as follows.

7.1.1 URBAN RESIDENTIAL

The following residential development forms may be permitted:

- single-unit and two-unit dwellings;
- medium density residential development;
- additional dwelling units;
- garden suites;
- lifestyle residential development; and
- residential uses associated with a "*health care centre*", as defined in the implementing zoning by-law.

Medium density residential development, lifestyle residential development and residential uses associated with a *health care centre* will only be permitted in the Haliburton Village Service Area where the public infrastructure is available to service this form of development.

Medium density residential development and lifestyle residential development will not exceed a density of more than 90 dwelling units per hectare (37.5 units per acre).

Lots within the Haliburton Village Service Area will have a minimum lot frontage of 15 metres (49 feet) and a minimum lot area of 465 square metres (5,000 square feet).

Lots outside the Haliburton Village Service Area will have a minimum lot frontage of 60 metres (197 feet) and a minimum lot area of 4,000 square metres (1 acre).

Despite anything else in this Plan, on lands that are within the Haliburton Village Service Area but not currently serviced, Council will use holding provisions in accordance with Section 16.11 to ensure that no new residential unit is occupied until municipal services are provided. However, this does not apply to single-unit dwellings and two-unit dwellings approved in accordance with Section 3.3.2 on lots that meet the standards for lots outside the Haliburton Village Service Area.

7.1.2 SUBURBAN RESIDENTIAL

The following residential development forms may be permitted:

- single-unit and two-unit dwellings;
- medium density residential development;
- additional dwelling units;
- garden suites;
- lifestyle residential development and
- residential uses associated with a "health care centre", as defined in the implementing zoning by-law.

Medium density residential development and lifestyle residential development will not exceed a density of more than 17 dwelling units per hectare (7 units per acre) and will not exceed more than three (3) storeys in height.

Lots will have a minimum lot frontage of 30 metres (98 feet) and a minimum lot area of 1,395 square metres (15,000 square feet).

All new development in the *Suburban Residential Area* will be serviced with municipal sewers. On lands that are not currently serviced, Council will use holding provisions in accordance with Section 16.11 to ensure that no new residential unit is occupied until municipal services are provided.

7.1.3 MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

Where medium density residential development abuts single-unit dwellings, adequate provisions will be made for buffer planting or other appropriate screening to minimize any potential adverse impacts.

7.1.4 LIFESTYLE RESIDENTIAL DEVELOPMENT

Where lifestyle residential development abuts single-unit dwellings, adequate provisions will be made for buffer planting or other appropriate screening to minimize any potential adverse impacts.

Where lifestyle residential development is located on shorelands, the shoreline will be dedicated to communal use and protection, and the development will be designed so that dwellings are grouped away from the shoreline and occupy a minimum portion of the total area.

Although many residents of lifestyle residential development will be seasonal, all development and services will be to permanent occupancy standards.

7.1.5 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

The following non-residential uses may be permitted:

- home businesses;
- public and institutional uses, such as recreational facilities and other public services, schools, and places of worship; and
- small-scale urban agriculture such as community gardens and farmers markets.

Such uses should be compatible with the basic residential uses.

The location of the permitted non-residential uses should minimize any adverse effects on the surrounding residential uses.

Home businesses will be regulated by the implementing zoning by-law to ensure compatibility with the basic residential uses.

7.2 INSTITUTIONAL AREAS

7.2.1 DESIGNATION AND PERMITTED USES

Institutional Areas consist of lands currently or formerly used for institutional purposes. Institutional uses include:

- federal, provincial and municipal uses;
- small-scale urban agriculture such as community gardens and farmers markets;
- buildings or other uses of a public health, educational, recreational, cultural, religious or charitable nature, and other similar undertakings of a public or semi-public nature; and
- residential uses associated with a "*health care centre*", as defined in the implementing zoning by-law.

The types of uses permitted will be compatible with the surrounding development.

7.3 COMMERCIAL AREAS

7.3.1 DESIGNATION AND PERMITTED USES

Lands designated *Commercial Area* are restricted to the Haliburton Village Service Area. They are intended to provide for a wide range of commercially based activities, while responding to and supporting emerging trends in workplace business arrangements. Opportunities for small scale start-up businesses and business incubators will be encouraged. The following uses may be permitted:

- retail stores and services;
- automotive and marine services;
- food, beverage, and accommodation services;
- commercial entertainment and recreation facilities;
- commercial schools;
- business and professional offices;
- research, development, art, design or other technical related businesses that do not generate off-site impacts related to traffic, noise and vibrations; and
- similar commercial uses.

The following public and institutional uses may be permitted: recreational facilities, cultural facilities, municipal and other public buildings, and places of worship.

The following residential uses may be permitted: dwelling units in or above non-residential buildings, except where the nature of the main use would be hazardous for the close proximity of a residence.

7.3.2 PREFERRED LOCATIONS

In order to serve pedestrians most effectively, the central business district of Haliburton Village should remain as compact as possible. New commercial development that is compact in form should be located in the Commercial Areas within or adjacent to the central business district.

Growing demand, changing retail formats, and a lack of suitable lands in the central business district require that an increasing share of Haliburton Village's commercial development be accommodated in the *Commercial Areas* outside the central business district, along County Roads 1 and 21. Commercial development that is large or expansive in format may be permitted along County Road 21.

Active transportation facilities will be encouraged to provide linkages between the central business district of Haliburton Village and commercial development along County Roads 1 and 21.

7.3.3 RENOVATION AND REDEVELOPMENT

In order that *Commercial Areas* may continue to receive their share of business from Haliburton County, a high quality of development will be required. The renovation and refurbishing of commercial buildings in the Haliburton Village Urban Policy Area will be encouraged. Conversions of residential buildings to non-residential uses will be regulated by implementing zoning by-laws and site plans and agreements to ensure that conversions improve the appearance of the *Haliburton Village Urban Policy Area*.

7.3.4 SITE PLAN CONTROL

All development in *Commercial Areas* that requires zoning by-law, plan of subdivision, plan of condominium, or consent approval will be subject to site plan control as described in Section 16.9.

In exercising site plan control in the *Commercial Area* in Concession VIII, Lots 15 through 17, in the geographic Township of Dysart (downtown Haliburton Village), Council will seek to achieve the following wherever possible, recognizing that not every objective is achievable on every site:

- location of new buildings near the street, with parking in the rear of the buildings;
- setback of buildings from the street generally consistent with adjacent setbacks, to the extent permitted by the implementing zoning by-law;
- massing and conceptual design of buildings so as to be sensitive to scale and character of adjacent buildings;
- building entrances facing the street;
- in multi-storey buildings, placement of most-frequented commercial uses at street level;
- restoration and reuse of existing buildings of historical or architectural value;
- protection of existing healthy trees;
- ensure a pedestrian-friendly street and sidewalk environment;
- ensure safe pedestrian access between, streets, parking areas and buildings;
- ensure facilities for active transportation, including bicycle parking and internal sidewalks; and
- implementation of the Streetscape Project, 2009 and the urban design improvements advocated by the Haliburton Village Business Improvement Association in its Built Form Guidelines, 2005.

In exercising site plan control in the remaining *Commercial Areas*, Council will seek to achieve the following wherever possible:

- location of buildings to maximize compatibility with nearby residential development;
- location of buildings towards the road, so that parking is predominantly to the rear or side of buildings, or where this is not possible, inclusion of landscaped areas in the parking design;
- location of loading facilities, garbage collection areas, and exterior storage to the rear of the buildings;
- shared access, parking, and internal roadways for abutting developments;
- safe, clearly identifiable points of direct access to public roads, with total numbers of access points kept to a minimum;
- landscaping compatible with the Municipality's natural setting;
- protection of existing healthy trees;
- where development is along a County Road or Provincial Highway, landscaping consistent with the role of the road as a gateway to Haliburton Village, including pedestrian and/or bicycle paths and landscaped verges;
- where there is residential development abutting or directly across the road from the subject lands, buffer planting or other appropriate screening to minimize any potential adverse impacts;
- use of native plant species, including edible plant species; and
- location, design, direction, and intensity of exterior lighting and lit signage to comply with the intent of Section 4.16.2.

7.3.5 PARKING

Development in *Commercial Areas* should provide adequate parking on site. However, where this is not possible, the Municipality may accept cash in lieu of parking and will use these funds for the development of municipal parking facilities, in accordance with the *Planning Act*.

7.4 MIXED USE AREAS

7.4.1 DESIGNATION AND PERMITTED USES

Lands designated *Mixed Use* are restricted to the *Haliburton Village Urban Policy Area*.

The following uses may be permitted: all uses permitted in *Urban Residential Areas*, *Commercial Areas*, and *Institutional Areas*.

7.4.2 SITE PLAN CONTROL

The policies of Section 7.3.4 apply to commercial development in *Mixed Use Areas*. Other types of development are subject to the policies of Section 16.9 only.

7.4.3 PARKING

The policies of Section 7.3.5 apply to commercial development in *Mixed Use Areas*.

7.5 EMPLOYMENT AREAS

7.5.1 DESIGNATION AND PERMITTED USES

Within the *Haliburton Village Urban Policy Area*, lands designated as *Employment Areas* are intended to

provide a wide range of opportunities and support emerging trends in workplace business arrangements. Opportunities for small start-up businesses and business incubators will be encouraged.

Lands designated as *Employment Areas* consist of:

- the Industrial Park, which are lands intended to provide employment opportunities which focus on light and medium industrial uses; and
- the Business Park, which are lands intended to provide employment opportunities which focus on a mix of light industrial or commercial uses. The Business Park will accommodate less intrusive businesses and provide for a higher aesthetic quality business environment.

Specific land uses are identified in the implementing Zoning By-law.

The following non-industrial uses may be permitted, subject to Section 7.5.2 below:

- compatible public and institutional uses, such as recreational facilities and other public services, and places of worship; and
- compatible commercial uses, such as retail stores and services; automotive and marine services; food, beverage, and entertainment services; commercial schools; and business and professional offices.

Residential Uses are not permitted in Employment Areas.

7.5.2 COMPATIBILITY

Uses in the *Employment Areas* designation may generate off-site impacts related to noise, vibration, odour and visual impacts and should be separated from sensitive uses. The Ministry of the Environment and Climate Change "D" series guidelines will be used as a guideline when assessing the compatibility of employment uses and sensitive land uses.

Land uses, which have a significant detrimental impact to the environment, shall not be permitted unless there are appropriate mitigating measures in place. Land uses are to comply with all Federal and Provincial regulations and approvals.

7.5.3 SITE PLAN CONTROL

A site plan agreement will be required for all new development. In exercising site plan control in *Employment Areas*, Council will seek to achieve the following design criteria, whenever possible:

- appropriate landscaping in the front yard, compatible with the Municipality's natural setting;
- protection of existing healthy trees;
- use of native plant species in landscape design;
- open storage is to be located to the rear or side of buildings, or where this is not possible, inclusion of landscaping to screen storage;
- loading facilities and garbage collection areas are to be located to the side or rear of the buildings, wherever possible;
- a pedestrian-friendly street and sidewalk environment;
- facilities for active transportation, including bicycle parking and internal sidewalks; and
- location, design, direction, and intensity of exterior lighting and lit signage is to comply with the intent of Section 4.16.2.

7.6 RURAL AREAS WITHIN THE HALIBURTON VILLAGE URBAN POLICY AREA

Some lands within the *Haliburton Village Urban Policy Areas* are designated *Rural Areas*, but physically or functionally relate to the *Haliburton Village Urban Policy Area*. They have not been designated for more intensive urban land uses due to topographic constraints, servicing constraints or because development is premature. These lands may be designated for more intensive uses in the future. Uses within these lands are restricted to the uses outlined in Section 14.4, 14.5 and 14.6 of this Plan.

The Haliburton Waste Disposal Site is located within the *Haliburton Village Urban Policy Area* and is designated *Rural Areas*, as shown on Schedule "C". The policies of Section 14.11.2 apply to the Haliburton Waste Disposal Site.

Section 8

HAMLET AREAS

8.1 GENERAL POLICIES

8.1.1 DESIGNATION

Hamlet Areas consist of all developed lands within the three hamlets of Eagle Lake, Harcourt, and West Guilford, plus lands suitable for infilling and adjacent lands suitable to accommodate modest growth.

8.1.2 SCALE OF DEVELOPMENT

Hamlet Areas will normally be permitted to grow gradually. Development of a scale which would require additional public services or which would change the character of the Hamlet Area will require an amendment to this Plan. Before considering any such amendment, the Municipality will prepare a detailed plan of the area, with contributions from any applicants as determined by Council. The detailed plan will consider such factors as proposed land uses, road layout, servicing, and environmental protection provisions.

8.1.3 DEVELOPMENT PATTERNS

The *Hamlet Areas* should develop in depth, rather than in strips along major roads. To facilitate future in-depth development, rights-of-way will be obtained by the Municipality at appropriate intervals to provide eventual access to lots behind existing development. Wherever possible, the Municipality will obtain these rights-of-way as a condition of development approval.

8.2 RESIDENTIAL USES

8.2.1 PERMITTED USES

The following residential uses may be permitted: single-unit dwellings, two-unit dwellings, additional dwelling units and garden suites.

8.2.2 LOT STANDARDS

Lots will have a minimum lot frontage of 60 metres (198 feet) and a minimum lot area of 0.4 hectares (1 acre).

8.3 NON-RESIDENTIAL USES

8.3.1 PERMITTED USES

The following non-residential uses may be permitted:

- home businesses;
- public and institutional uses, such as public parks, schools, places of worship, and municipal and other public buildings;
- commercial uses, such as retail stores and services; automotive and marine services; food, beverage, entertainment, and accommodation services; business and professional offices; and

similar commercial uses;

- small-scale industrial uses of a type not requiring full municipal or communal sewage and water services; and
- small-scale urban agriculture such as community gardens and farmer markets.

8.3.2 PREFERRED LOCATIONS

Wherever practical, new non-residential development should be located within or adjacent to existing areas of non-residential development. These uses should be located to minimize any adverse effects on neighbouring residential uses.

8.3.3 HOME BUSINESSES

Home businesses will be regulated by the implementing zoning by-law to ensure compatibility with the basic residential uses.

Section 9

WATERFRONT AREAS

9.1 WATERFRONT RESIDENTIAL AREAS

9.1.1 DESIGNATION AND PERMITTED USES

Lands designated *Waterfront Residential Areas* are restricted to lands outside the *Haliburton Village Urban Policy Area*. In general, they are located on larger lakes that are accessible by a public or private road. *Waterfront Residential Areas* normally consist of developed or developable portions of shorelands to a depth of 150 metres (492 feet). In some cases, lands that are more than 150 metres from shore but which physically or functionally relate to the shoreline are included in the *Waterfront Areas*. The entire areas of islands are normally considered to be part of the *Waterfront Residential Areas*. No shorelands of a lake less than 10 hectares (25 acres) in size will be designated *Waterfront Residential Area*.

The following residential development forms may be permitted:

- single-unit dwelling;
- cluster development.

Only seasonal occupancy is permitted in *Waterfront Residential Areas*. However, a limited amount of conversion to permanent occupancy may be permitted, only under the authority of a Certificate of Occupancy as described in Section 4.14.

Park and open space uses are permitted in *Waterfront Residential Areas*.

9.1.2 AREAS OF USE LIMITATION

Areas of use limitation consist of shorelands in *Waterfront Residential Areas* that are subject to at least one of the following constraints:

- Slopes of 25% or more, measured over a horizontal distance inland of 45 metres (148 feet) from the high water mark, along a continuous shoreline frontage of 25 metres (82 feet).
- Eroding or unstable slopes.
- Water tables within 1.5 metres (4.9 feet) of the surface, including areas of organic soils and all wetlands.

Despite anything else in this Plan, Council will consider an application for development where the development involves site alteration or the construction of buildings or structures and the lands affected by construction or site alteration are areas of use limitation, provided the application meets one of the following requirements.

- The application is for creation or further development of a lot for a single-unit dwelling with a lot frontage of at least 150 metres (492 feet) and a lot area of at least 2 hectares (4.9 acres), and if required by Section 5.2.4, the applicant has submitted a site evaluation report as described by Section 17.5.3.
- The application is not for creation or further development of a lot for a single-unit dwelling, and the applicant submits a site evaluation report as described in Section 17.5.3.

9.1.3 LOT STANDARDS

Except for lots within a cluster development, lots will have a minimum lot frontage of 60 metres (197 feet) and a minimum lot area of 0.4 hectares (1 acre). However, no dwelling is permitted on an island less than 1 hectare (2.5 acres) in area.

9.1.4 CLUSTER DEVELOPMENT

The lot, or all lots aggregated as if they were a single lot, will have a minimum lot frontage of 60 metres (197 feet) per residential unit. Cluster development will be a single tier of development.

Cluster development will adhere to the following site planning and design standards:

- development for individual use will be set back at least 100 metres (328 feet) from the high water mark;
- at least 300 metres (984 feet) of shoreline frontage will be maintained as communal open space for the use of residents of the cluster development;
- within the setback area, at least 80% of the shoreline frontage to a depth of 30 metres (98.5 feet) will be maintained in a natural state;
- development will not exceed two storeys in height;
- development should be visually or topographically oriented toward the lake or river, and not separated from the shoreline by human-made or natural barriers such as roads or steep slopes.

Where cluster development abuts other single-unit dwellings, adequate provisions will be made for buffer planting or other appropriate screening to minimize any potential adverse impacts.

9.1.5 BACKLOTS

The requirements of Section 14.4.4 also apply to backlots that are partly or entirely within *Waterfront Residential Areas*, despite any policy to the contrary in Section 9.

9.2 RESORT COMMERCIAL AREAS

9.2.1 DESIGNATION AND PERMITTED USES

Resort Commercial Areas consist of lands currently or formerly used for resort commercial purposes and are restricted to shorelands outside the *Haliburton Village Urban Policy Area*.

The following commercial uses may be permitted:

- retail stores and services and automotive and marine services that are oriented to the waterfront and serve primarily residents of and visitors to the waterfront community in which they are located; and
- food, beverage, entertainment, and accommodation services.

The following public and institutional uses may be permitted:

- recreational facilities and other public services; and

- places of worship.

In addition, one accessory dwelling or one accessory dwelling unit per lot may be permitted if the necessary public services can be economically provided.

A resort operation may include both intensive facilities oriented to water (such as accommodation, dining, and recreation buildings, and developed waterfront) and intensive or extensive use areas not necessarily oriented to water (such as golf courses, ski hills, and natural areas). Where both intensive facilities and extensive uses are on a single lot, the site of the intensive water-oriented facilities will be designated *Resort Commercial Areas*, and the other intensive or extensive use will be designated *Rural Areas*.

Resource recreation, education, and management uses may be permitted in both *Resort Commercial Areas* and *Rural Areas*, and are more fully described in Section 14.2. These uses often include both intensive facilities oriented to water (such as main base accommodation, dining halls, recreation and education buildings, and developed waterfront), and extensive use areas not necessarily oriented to water (such as managed forests and natural areas dedicated to resource production, outdoor recreation, and outdoor education). Where both intensive facilities and extensive uses are on a single lot, the site of the intensive facilities will be designated *Resort Commercial Area*, and the extensive use areas *Rural Area*.

9.2.2 DENSITY

Densities in excess of 17 accommodation units per hectare (7 units per acre) will only be permitted in conjunction with a major land-based recreational facility such as an adjacent golf course, adjacent ski hill, or similar facility. In addition, no resort commercial development will exceed two storeys in height.

9.2.3 MARINAS

New marinas will not be permitted within 30 metres (98 feet) of lands zoned for residential purposes.

9.2.4 SERVICING

Where development is occurring on the basis of individual on-site water services and individual on-site sewage services, the following will be conditions of development approval:

- sufficient land will be set aside for the replacement of the tile field in the event of failure. These lands will meet the requirements of the applicable approval authority for sewage disposal systems; and
- the owner will comply with all other applicable requirements under the *Safe Drinking Water Act*, *Environmental Protection Act* and *Ontario Water Resources Act*, as applicable.

9.2.5 OFFICIAL PLAN AMENDMENT CRITERIA

Any application to re-designate lands to *Resort Commercial Area* should, wherever possible, involve lands within or adjacent to existing areas of non-residential development.

An application to re-designate lands to *Resort Commercial Area* will address all matters prescribed under the *Planning Act*, Ontario Regulation 543/06, as amended.

In addition, the Municipality may also request additional information and materials as follows:

- studies as set out in the County of Haliburton Official Plan. These studies will be subject to the policies outlined in the said official plan.

Section 10

PUBLIC RECREATION AREAS

10.1 DESIGNATION AND PERMITTED USES

Public Recreation Areas consist of park and recreational trail lands owned by the Municipality or the County of Haliburton. This designation includes all such lands in the Municipality, even if the lands are too small to be shown on Schedule "A", except for public parklands within *Institutional Areas* and *Hamlet Areas* which are subject to the policies for those designations.

These lands are dedicated to public use and enjoyment. Only park and open space uses, including recreational facilities, community gardens and farmers markets, are permitted.

10.2 MANAGEMENT

The public authority owning each *Public Recreation Area* will be responsible for managing the area's resources, facilities, and recreational uses, including determining what resource uses, recreational activities, and facility development are permitted.

The use of *Public Recreation Areas* for recreational trails will be encouraged wherever practical. The public authority is expected to have regard for existing trails in exercising its management responsibilities.

The public authority will observe the County of Haliburton Tree Harvesting By-law 3196 and Tree Preservation By-law 3505, as amended from time to time, where applicable. It is expected that in extensive use areas, tree cutting and site alteration will be minimal, except for more intensive tree cutting authorized under the Tree Cutting By-law or a forest management plan approved by the public authority.

Section 11

ALGONQUIN PROVINCIAL PARK

11.1 DESIGNATION AND PERMITTED USES

Lands designated *Algonquin Provincial Park* consist of the Crown and private lands within the boundary of Algonquin Provincial Park. In addition to the area shown on Schedule "A", this designation includes all of the geographic townships of Bruton and Clyde, which are not included in Schedule "A". The designation is also shown on Schedule "B", "C" and "D".

The private lands in *Algonquin Provincial Park* consist of a small number of cottage sites which the Ministry of Natural Resources and Forestry intends to acquire.

The lands in this designation are dedicated to natural and cultural heritage protection, public use and enjoyment, and commercial forestry. Uses are permitted in accordance with the Algonquin Provincial Park Management Plan.

Should the boundary of *Algonquin Provincial Park* be reduced, the land removed from the Park will become part of the *Rural Areas*, if land, or the *Lakes and Rivers Areas*, if water, without any amendment to this Plan being required.

11.2 MANAGEMENT

The Ministry of Natural Resources and Forestry is responsible for managing *Algonquin Provincial Park's* lands, resources, facilities, and recreational uses, including determining what resource uses, recreational activities, and facility development are permitted. Ministry policies are expressed through the Algonquin Provincial Park Management Plan. Although the Ministry is not bound by any policy of the Dysart et al Official Plan, the Municipality expects the Ministry to have regard for this Plan in its management of *Algonquin Provincial Park*.

The Municipality supports the continued protection and public use of *Algonquin Provincial Park*, and supports the policies of the Management Plan that encourage access to the Park from the Municipality.

The Municipality expects that the Ministry of Natural Resources and Forestry will consult it on any proposals for:

- significant changes to the overall planning direction of *Algonquin Provincial Park*;
- any changes to the Park boundary within or bordering the Municipality; and/or
- any changes in resource or recreational use, and any facility development, that are within the Municipality or that could affect Park values within the Municipality or access to the Park from the Municipality.

11.3 DEVELOPMENT

No Municipal development approval is required for development undertaken on Crown lands. Council will not consider any application for development approval on private lands within *Algonquin Provincial Park* unless that application is endorsed by the Ministry of Natural Resources and Forestry. The Municipality's zoning by-laws will not apply to *Algonquin Provincial Park*.

Section 12

LAKES AND RIVERS AREAS

12.1 DESIGNATION AND PERMITTED USES

Lakes and Rivers Areas consist of all lakes and rivers below the high water mark and outside *Algonquin Provincial Park*.

The lands in this designation are dedicated to water resource protection and public use and enjoyment. The following uses may be permitted: conservation, fish and wildlife management, marine facilities as defined by the Municipality's Comprehensive Zoning By-law, and outdoor recreational activities.

12.2 MANAGEMENT

Most lake beds are Crown lands and the Ministry of Natural Resources and Forestry is responsible for their management. Although the Ministry is not bound by any policy of this Plan, the Municipality expects the Ministry to have regard for this Plan in its management of Crown beds of waters.

The Municipality expects that the Ministry of Natural Resources and Forestry will consult it on any proposals for significant changes in management of Crown waters.

Many river beds and some portions of lake beds are privately owned. Also, some portions of original shoreline road allowances are under water on lakes that have been flooded since the original surveys.

Some lakes are part of the Haliburton Reservoir Lakes System, whose waters are managed by the Parks Canada Agency, Department of Canadian Heritage. Parks Canada manages these lakes to maintain the levels and flows required for navigation in the downstream Trent-Severn Waterway, while attempting to minimize adverse effects of drawdowns on shoreline residents. The Municipality expects that Parks Canada will consult it on any proposals for significant changes in reservoir management.

12.3 DEVELOPMENT

Ministry of Natural Resources and Forestry approval is required for development undertaken on Crown beds of waters.

Prior to the construction and/or installation of any marine facility or any dredging, filling or other site alteration within the Lakes and Rivers Areas the proponent will consult with and obtain the appropriate approvals and work permits from the Ministry of Natural Resources and Forestry. The construction and installation of all docks is to be consistent with the Municipality's Comprehensive Zoning By-law and the Department of Fisheries and Oceans "*Operational Statement for Dock and Boathouse Construction*".

Section 13 **ENVIRONMENTAL PROTECTION AREAS**

13.1 **ENVIRONMENTAL PROTECTION AREAS**

13.1.1 **DESIGNATION**

Environmental Protection Areas consist of the following lands outside *Algonquin Provincial Park*:

- all wetlands, which are not provincially significant wetlands; and
- lands adjacent to lakes and rivers that have been or may be subject to flooding hazards, as described in Section 13.2. These have been mapped through air photo interpretation.

Provincially significant wetlands are shown in a separate overlay designation on Schedule "A" to recognize their sensitivity.

13.1.2 **BOUNDARIES OF THE ENVIRONMENTAL PROTECTION AREAS**

In the Municipality, lands adjacent to lakes and rivers that have been or may be subject to flooding hazards consist of:

- those lands predicted to be flooded once every 100 years on average, or
- those lands predicted to be flooded if a storm equivalent to the Timmins Storm of 1961 were to occur in the Municipality,

whichever are greater in extent.

Where changes in present flood control or other water management activities are proposed that would result in any expansion of lands subject to flooding hazards, the lands will be re-designated to Environmental Protection Areas by an amendment to this Plan before the changes take place.

Where lands subject to flooding hazards are more accurately determined through a flood hazard assessment, they will be precisely delineated in the implementing zoning by-law.

With that exception, a certain amount of flexibility is to be used in determining the exact boundaries of *Environmental Protection Areas*. Should an on-site review of the lands by the Municipality, or a site evaluation report of a wetland, accompanied by survey information, determine that a boundary is inaccurate, the zoning by-law may be amended to reflect the more precise boundary without requiring an amendment to this Plan.

13.1.3 **PERMITTED USES**

Subject to Section 13.1.4, the following uses may be permitted: agriculture, conservation, horticulture, forestry, fish and wildlife management, private parks, outdoor recreational activities, and other uses that comply with the policies of Section 13.

The restrictions noted in Section 13.1.4 and 13.1.9 apply.

13.1.4 **DEVELOPMENT RESTRICTIONS**

Despite anything else in this Plan, no lot will be created that is entirely within an *Environmental Protection*

Area, or that does not have enough usable area in another designation to allow adequate building and tile field space, and safe access during a flood, consistent with the policies of that designation.

No construction of new buildings or structures, or site alteration, will be permitted in Environmental Protection Areas, except for:

- flood control, other water management, or erosion control structures or works,
- docks and marine facilities,

that have been approved by the Municipality. These will only be approved where they will not result in significant off-site impacts and where they can be safely protected from flooding. The Municipality may require an applicant to provide a technical study to the satisfaction of Council to justify any such approval.

13.1.5 NON-CONFORMING USES

The expansion of existing non-conforming uses within *Environmental Protection Areas* will normally be prohibited. Where the replacement of an existing building, or a minor addition such as a deck, stair, or porch, is permitted by a minor variance granted by the Committee of Adjustment, the Committee may require measures to alleviate any flooding. Where strict compliance with those flood-proofing measures is not feasible, the Committee may consider authorizing minor additions with a lesser level of protection from flooding as part of the minor variance.

13.1.6 AGGREGATE EXTRACTION

Despite anything else in Section 13, a development approval that involves the re-designation to *Environmental Protection Areas* of lands, which include a pit or quarry, which is licensed by the Ministry of Natural Resources and Forestry under the Aggregate Resources Act, may permit the continued operation of the pit or quarry, subject to the conditions imposed by the said license and to regulation by the implementing zoning by-law.

13.1.7 LANDS IN PRIVATE OWNERSHIP

The designation of privately owned lands as *Environmental Protection Areas* will not be construed as implying that those lands are freely accessible to the general public, or that the Municipality will purchase those lands.

13.1.8 REMOVAL OF PROPERTIES FROM ENVIRONMENTAL PROTECTION DESIGNATION

Each application to re-designate a property in the *Environmental Protection Areas* to another designation will be considered by Council. The following information will be provided to Council in support of such an application:

- Existing environmental and physical constraints demonstrated if necessary by the studies required for wetlands in Section 5.3.4.3.
- The potential impact of flooding, demonstrated if necessary by a flood hazard assessment.
- The proposed engineering and resource management techniques which may be used to alleviate flooding impacts.
- The severity of the flooding, and the potential impact on other properties of measures taken to overcome flooding.

In general, *Environmental Protection Areas* will only be re-designated where it can be demonstrated to the satisfaction of Council that the subject lands:

- are not part of a significant natural heritage feature; and
- are not part of the lands subject to flooding hazards as described in Section 13.1.2, or where the measures taken to overcome flooding will not adversely affect either the flow of floodwaters through the area or other properties in the area.

13.1.9 HALIBURTON VILLAGE - SPECIAL POLICY AREA

Within the *Haliburton Village Urban Policy Area*, certain areas in the commercial core that have designations other than *Environmental Protection Areas* are subject to flooding. These constitute a Special Policy Area as defined in and in accordance with the *Provincial Policy Statement*, and the boundary of this area is shown on Schedule "A". Despite anything else in Section 13, within the Special Policy Area, development may occur to a limited extent subject to the following policies.

- Buildings will be designed with a minimum opening elevation to minimize potential damage due to flooding.
- The existing ground floor area of any building may be increased, or fill placed on a site, only if the applicant provides a detailed engineering report to the satisfaction of Council that the enlargement to the ground floor area or the placement of fill will not adversely affect either the flow of floodwaters through the area or other properties in the area.

Notwithstanding the above, the following development will not generally be permitted within the Haliburton Village – Special Policy Area or any Environmental Protection Area:

- an institutional use associated with a hospital, nursing home, pre-school nursery, day care or school, where there is a threat to the safe evacuation of the sick, elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works;
- an essential emergency service, such as that provided by fire, police and ambulance stations or electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures or protection works or erosion; and
- uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

13.2 PROVINCIALY SIGNIFICANT WETLANDS OVERLAY

Provincially significant wetlands are designated on Schedule "A". Development and site alteration is not permitted in provincially significant wetlands. Council will only consider an application for development or site alteration on lands adjacent to provincially significant wetlands, where it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined as all lands within 120 metres from the wetland boundary.

Section 14

RURAL AREAS

14.1 DESIGNATION

Rural Areas consist of all lands and waters not within any other Schedule "A" designation. *Rural Areas* include the Employment Areas overlay and the Mineral Aggregate Resources overlay. Specific policies for these overlays are found in Sections 14.8 and 14.9.

14.2 RESOURCE RECREATION, EDUCATION, AND MANAGEMENT USES

14.2.1 PERMITTED USES

The following uses may be permitted:

- conservation areas open to public recreational use;
- fish and wildlife management areas open to public recreational use;
- commercial forestry operations open to public recreational use;
- youth camps, outdoor education centres, meeting and retreat centres catering to organized groups; and
- food hubs, farm produce outlets, agri-tourism and agri-educational facilities.

which require a large land area and a rural or natural environment but which are not commercially intensive.

In addition, limited accessory residential uses and accessory airstrips may be permitted.

Resource recreation, education, and management uses often include both intensive facilities which may or may not be oriented to water (such as main base accommodation, dining halls, recreation and education buildings, and developed waterfront), and extensive use areas not necessarily oriented to water (such as managed forests and natural areas dedicated to resource production, outdoor recreation, and outdoor education). Where both intensive facilities and extensive use areas are on a single lot, the site of any intensive facilities which are oriented to water will be designated *Resort Commercial*, and the extensive use areas *Rural Area*.

14.2.2 LOT STANDARDS

Development will be on large lots, 20 hectares (49 acres) or more. In certain circumstances where soil quality, topography, or the nature of the use dictate otherwise, smaller lots may be permitted.

14.2.3 LAND AND RESOURCE MANAGEMENT

It is expected that in extensive use areas, tree cutting and site alteration will be minimal, except for more intensive tree cutting authorized under an approved managed forest plan in accordance with the *Assessment Act*, or the County of Haliburton Tree Cutting By-law.

14.3 CONSERVATION, FORESTRY, AGRICULTURE, AND PRIVATE RECREATIONAL USES

14.3.1 PERMITTED USES

The following uses may be permitted:

- private conservation areas not open to public recreational use;
- private fish and wildlife management areas not open to public recreational use;
- commercial forestry operations not open to public recreational use;
- agricultural and agriculture-related uses, including agri-tourism uses and family-owned farm produce outlets;
- private fishing camps, hunting camps, rod and gun clubs, riding schools, ski clubs, and similar recreational clubs;

which require a large land area and a rural or natural environment, but which are not commercially intensive and do not provide overnight accommodation to the travelling and vacationing public.

In addition, limited accessory residential uses and accessory airstrips may be permitted.

14.3.2 LOT STANDARDS

Development will be on large lots, 20 hectares (49 acres) or more. In certain circumstances where soil quality, topography, or the nature of the use dictate otherwise, smaller lots may be permitted.

14.4 RURAL RESIDENTIAL USES

14.4.1 PERMITTED USES

The following limited residential uses may be permitted:

- single-unit and two unit dwellings;
- additional dwelling units;
- garden suites; and
- dwellings accessory to permitted non-residential uses.

14.4.2 DEVELOPMENT PATTERNS

Applications to permit rural residential development will be accompanied and supported by a planning justification report, as required by the policies of the County of Haliburton Official Plan.

The development of existing vacant lots will be supported and encouraged, prior to the creation of new lots.

New development will be designed to achieve the servicing policies of Section 3.3 and the road access policies of Section 4.7. Where possible, direct access to residential development will be from cul-de-sacs, looped roads, or other roads not designed to carry through traffic.

Consistent with the County of Haliburton Official Plan new development within 1000 metres of the

Haliburton Village Urban Policy Area and the Hamlet Areas will be restricted to existing lots. Minor infilling of existing development may be considered. Prior to development, the applicant must demonstrate that the development is compatible with adjacent uses and will not create or contribute to municipal servicing problems and/or will not prejudice future development. Council decisions on development applications within this 1000 metre buffer will be consistent with County Official Plan policy 3.3.7.

14.4.3 LOT STANDARDS

Except for backlots as described in Section 14.4.4, and where the policies of this Plan support the creation of lots for permanent rural residential use, lots will have a minimum lot frontage of 60 metres (197 feet) and a minimum lot area of 0.8 hectares (2 acres).

14.4.4 BACKLOTS

Backlots that are partly or entirely within *Rural Areas* are subject to the following requirements:

- Backlots will be created for permanent residential purposes only.
- Lots will front on and have direct access to a public road that is fully maintained year-round by a public road authority.
- Lots will have a minimum lot frontage of at least 100 metres (328 feet) and a minimum lot area of at least 12 hectares (30 acres).
- Tile fields should be located outside of the shorelands or outside the watershed of the adjacent lake or river. Where this cannot be done, the backlot will be considered in determining the capacity of the affected lake.

14.4.5 ZONING

Lots that are created for permanent rural residential use may be placed in a separate zone category to achieve the following objectives:

- to recognize the minimum lot frontage and lot area requirements and establish appropriate regulations for their use; and
- to implement increased minimum front lot line setback requirements in certain areas where the protection and preservation of the rural landscape, particularly vegetation buffers along rural roads, is important.

Backlots will be placed in a separate zone category to regulate their use. A minimum front lot line setback of 30 metres (98.5 feet) will apply.

Other lots that are created for rural residential uses along Provincial highways, County roads and Municipal roads will be placed in a separate zone category. A minimum front lot line setback of 30 metres (98.5 feet) will apply. The following exceptions may be recognized:

- lots that are in close proximity to a settlement area; or
- lots that are created as infilling or an extension to existing rural residential uses; or
- as deemed appropriate by Council.

14.4.6 HOME BUSINESS USES

Home business uses may be permitted, only if:

- the lot is on a public road fully maintained year-round by a public road authority;
- the lot is large enough that the use will be unobtrusive to neighbouring areas; and
- the uses are accessory to the main rural residential use of the lands.

Advertising devices and open storage of goods and materials will be strictly regulated in the implementing zoning by-law.

14.4.7 HOME INDUSTRY USES

Home industry uses may be permitted only if they are accessory to the main rural residential use of the lands and are located on lots large enough that the uses will be unobtrusive to neighbouring areas.

Advertising devices and open storage of goods and materials will be strictly regulated in the implementing zoning by-law.

14.5 PUBLIC AND INSTITUTIONAL USES

14.5.1 PERMITTED USES

The following public and institutional uses may be permitted: uses such as cemeteries, places of worship, and recreation facilities.

14.6 HIGHWAY COMMERCIAL USES

14.6.1 PERMITTED USES

Small-scale commercial uses may be permitted provided that the use must be located in the *Rural Area* due to:

- the nature and function of the use;
- the servicing needs of the local neighbourhood; and
- its relationship to other rural land uses.

14.6.2 PREFERRED LOCATIONS

Where possible, highway commercial uses should be grouped. All uses will comply with the policies of Section 3.2.2.

14.7 RECREATIONAL COMMERCIAL USES

14.7.1 PERMITTED USES

The following recreational commercial uses may be permitted in *Rural Areas*: lodges, camps, recreational clubs, cross-country ski areas, ski hills, golf courses, campgrounds, accessory airstrips including airstrips accessory to Resort Commercial Areas, and similar uses.

14.7.2 SKI HILLS AND GOLF COURSES

Despite anything else in this Plan, no ski hill or golf course is permitted in a *Waterfront Area*, and no clearing or site alteration that is part of the development or operation of a ski hill or golf course is permitted within 100 metres (328 feet) of the high water mark of a lake or the boundary of a *Waterfront Area*. A golf course is defined as one or more regulation golf holes.

Council will consider an application for development of a ski hill or golf course only if the applicant submits a site evaluation report as described in Section 17.5.3.

14.8 EMPLOYMENT AREAS OVERLAY

Within the *Rural Areas*, the Employment Areas overlay are lands intended to provide a wide range of opportunities and support emerging trends in commercial and industrial uses, which by their nature require a rural land base and are oriented to, and focus upon the resource base. All new proposals will require an amendment to this Plan. As a minimum requirement, an environmental impact assessment (EIS) will be required to support an application to amend the Official Plan. Other studies, plans and reports, required to support the application, will be specific to the proposal and will be determined through pre-consultation with the Municipality. Residential uses are not permitted in the Employment Areas overlay.

14.8.1 COMPATIBILITY

Uses in the Employment Areas overlay may generate off-site impacts related to noise, vibration, odour and visual impacts and should be separated from sensitive uses. The Ministry of the Environment and Climate Change "D" series guidelines will be used as a guideline when assessing the compatibility of employment uses and sensitive land uses.

Land uses, which have a significant detrimental impact to the environment, shall not be permitted unless there are appropriate mitigating measures in place. Land uses are to comply with all Federal and Provincial regulations and approvals.

14.8.2 SITE PLAN CONTROL

A site plan agreement will be required for all new development. In exercising site plan control in the Employment Areas overlay, Council will seek to achieve the following design criteria, whenever possible:

- appropriate landscaping in the front yard, compatible with the Municipality's natural setting;
- protection of existing healthy trees;
- use of native plant species in landscape design;
- open storage is to be located to the rear or side of buildings, or where this is not possible, inclusion of landscaping to screen storage;
- loading facilities and garbage collection areas are to be located to the side or rear of the buildings, wherever possible; and
- location, design, direction, and intensity of exterior lighting and lit signage is to comply with the intent of Section 4.16.2.

14.9 MINERAL AGGREGATE RESOURCES

14.9.1 MINERAL AGGREGATE RESOURCES OVERLAY

Within the *Rural Areas* designation, the Mineral Aggregate Resources overlay includes all pits and quarries, currently licensed by the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act* and shown in Schedule "A".

Uses within licensed pits and quarries are regulated by the terms and conditions of the license issued by the Ministry of Natural Resources and Forestry. The primary use will be the extraction of mineral aggregate resources and ancillary uses and structures related to this function. Other permitted uses may include agriculture, forestry or other similar uses which do not require structural development.

All pits and quarries will be rehabilitated according to the requirements of the license issued by the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act*.

When the Municipality is advised by the Ministry of Natural Resources and Forestry, that a license, issued under the *Aggregate Resources Act* is surrendered and that there are no further aggregate resources of value on the property, the Municipality will remove the *Mineral Aggregate Resources Overlay* at the next update of the Plan and the provisions of the *Rural Areas* designation will apply. The land owner will be responsible for applying for a zoning by-law amendment to clarify use of the property. If the land owner wishes to develop the land before the next update to the Plan, the land owner will be responsible for applying for an official plan amendment and a zoning by-law amendment to remove the *Mineral Aggregate Resources Overlay* and clarify use of the property.

Before considering an application for development on lands within 1000 metres (3280 feet) of a licensed pit or quarry, Council will require the applicant to provide a mineral/aggregate impact report as described in Section 17.5.6 of this Plan. This report will ensure compatibility between the pit or quarry and the proposed development and will address the requirements of the Ministry of the Environment and Climate Change "D" Series Guidelines. The report will make recommendations on the suitability of the proposal and the conditions for development, including setback requirements. Within 300 metres of a licensed pit or quarry, the Ministry of Natural Resources and Forestry will review and comment on the mineral/aggregate impact report.

A wayside pit or quarry or a portable asphalt plant for a public road contract may be established and operated, in any *Rural Area* that is not within a significant natural heritage feature or its adjacent lands. A wayside pit or quarry will require a permit from the Ministry of Natural Resources and Forestry pursuant to the *Aggregate Resources Act*.

14.9.2 SIGNIFICANT AGGREGATE DEPOSITS

Significant aggregate deposits are shown on Schedule "C" and are the significant deposits of aggregates identified by the Ministry of Natural Resources and Forestry.

The uses permitted in significant aggregate deposits are the existing uses permitted by the Comprehensive Zoning By-law as of November 20th, 2017.

Council will only consider an application for development within Significant Aggregate Deposits, or on

lands within 300 metres (984 feet) of that designation, if the applicant submits a mineral/aggregate resource impact report as described in Section 17.5.6. No resource impact report is required if the applicant provides confirmation that the Ministry of Natural Resources and Forestry does not consider the subject lands to be within 300 metres of a significant aggregate deposit.

14.10 MINERALS

14.10.1 MINES

At this time, there are no mines, approved by Ministry of Northern Development and Mines, under the *Mining Act* in the Planning Area.

Mines hazards are designated on Schedule "C". Policies addressing mine hazards are found in Section 4.13.2 and 5.3.3 of this Plan.

Where development is proposed within 1000 metres (3,280 feet) of a mine or a mine hazard, the policies of Section 4.13.2 will apply.

All mines will be rehabilitated according to the requirements of the Ministry of Northern Development and Mines under the *Mining Act*.

14.10.2 MINERAL POTENTIAL AREAS

Mineral potential areas are areas of high mineral potential identified by the Ministry of Northern Development and Mines. Mineral potential areas are shown on Schedule "C". Uses permitted in mineral potential areas are the uses permitted by the Comprehensive Zoning By-law as of November 20th, 2017.

Council will consider an application for development within mineral potential areas, and on lands within 300 metres (984 feet) of that designation, only if the applicant submits a mineral/aggregate resource impact report as described in Section 17.5.6. No resource impact report is required if the applicant provides confirmation that the Ministry of Northern Development and Mines does not consider the subject lands to be within 300 metres of a mineral potential area or that the proposed use will not impact the expansion or use of the resource.

14.11 DISPOSAL INDUSTRIAL USES

14.11.1 PERMITTED USES

The following disposal industrial uses may be permitted: solid waste disposal sites, salvage yards, sewage lagoons, and similar uses.

14.11.2 SOLID WASTE DISPOSAL SITES

Waste disposal sites are shown on Schedule "D" and are the active and closed waste disposal sites identified by the Ministry of the Environment and Climate Change. These site may be verified online at the *Small Landfill Sites List*.

Arrangements and processes for solid waste disposal will be reviewed from time to time with a view to

the consolidation of disposal sites, the improvement of site operations, the rehabilitation of worked-out sites, and the establishment of future sites.

New solid waste disposal sites will be considered by Council only if the applicant submits a waste disposal site compatibility report as described in Section 17.5.8. New solid waste disposal sites will be separated from sensitive uses, such as residential and recreational uses, in accordance with applicable Ministry of the Environment and Climate Change "D" Series Guidelines. Uses will be located at least 500 metres (1,640 feet) from the nearest residential or recreational use and the nearest lake or river, or as determined by the waste disposal site compatibility report. Section 4.13.3 applies.

New development within 500 metres (1640 feet) of a waste disposal site will comply with the requirements of Section 4.13.3 and 17.5.8.

14.11.3 SALVAGE YARDS

The development of salvage yards and similar uses will be regulated by Municipal by-laws. All such uses may be licensed by the Municipality. The location of these uses will be regulated through the implementing zoning by-law. Such uses will be separated from sensitive uses, such as residential and recreational uses, in accordance with applicable Ministry of the Environment and Climate Change "D" Series Guidelines.

14.11.4 SEWAGE LAGOONS

Sewage lagoons for public purposes, or for the disposal of wastes from industrial holding tanks, may be permitted by an implementing zoning by-law. Such uses will be separated from sensitive uses, such as residential and recreational uses, in accordance with applicable Ministry of the Environment and Climate Change "D" Series Guidelines. Operations will be subject to the regulations of the applicable approval authority.

New sewage lagoon sites will be considered by Council only if the applicant submits a waste disposal site compatibility report as described in Section 17.5.8. New sewage lagoon sites will be separated from sensitive uses, such as residential and recreational uses, in accordance with applicable Ministry of the Environment and Climate Change "D" Series Guidelines.

New development within 500 metres (1640 feet) of a sewage lagoon site only be permitted if the applicant submits a waste disposal site compatibility report as described in Section 17.5.8. Uses will comply with the requirements of Section 4.13.3 and 17.5.8.

Section 15

SPECIAL AREAS

The boundary of each Special Area is shown on Schedule "A".

15.1 SPECIAL AREAS: SITE SPECIFIC POLICIES

15.1.1 SPECIAL AREA SSP-1

Despite the policies of Section 7.1, a professional office or home profession may be permitted in Special Area SSP-1, more particularly described as Part Lot 1, Block N, Registered Plan 1, Town Plot of the Village of Haliburton in the geographic Township of Dysart, subject to a zoning by-law amendment to ensure compatibility with surrounding residential uses, and to limit the uses permitted in a dwelling to professional services, prohibiting any retail sales. The uses will be subject to site plan control, in order to ensure compatibility with surrounding residential uses.

15.1.2 SPECIAL AREA SSP-2

Despite the policies of Section 9.2, in Special Area SSP-2, more particularly described as assessment parcel number 46-24-030-000-58400, in the geographic Township of Harcourt, four accessory dwelling units per lot may be permitted.

15.1.3 SPECIAL AREA SSP-3

Despite the policies of Section 16.9, in Special Area SSP-3, more particularly described as Lots 1 through 49 inclusive and Blocks 50 through 56 inclusive, Plan 636, in the geographic Township of Dudley, site plan control may be used for single unit dwelling and accessory buildings where it is necessary to maintain a nutrient uptake buffer zone between a shoreline and the developed portion of a lot. The location of the buffer zone is shown on the site plan agreement registered on the title of each lot.

15.1.4 SPECIAL AREA SSP-4

In recognition of Ontario Municipal Board Order No. 0536, dated April 29th, 2003, and Supplementary Order No. 1183, dated September 8th, 2003, a boathouse, as regulated by Zoning By-law 2003-97 and the corresponding site plan agreement, is permitted within the water setback on Part Lot 21, Concession X, more particularly described as Lot 19, Plan 625, in the geographic Township of Guilford.

This Special Area recognizes the intent of the amendment to the Municipality's original Official Plan, by the Ontario Municipal Board, to permit a boathouse on the above noted property. The Dysart Official Plan herein, has replaced the original Official Plan. Section 5.1.2 herein, clarifies the intent of the shoreline policies of the Municipality of Dysart et al and restricts the type and location of shoreline development. In particular, Section 5.1.2 herein, clarifies that boathouses are not a permitted within the water setback area, except in this Special Area.

15.1.5 SPECIAL AREA SSP-5

Despite the policies of Section 7.1.2 Suburban Residential, where a lifestyle residential development is proposed within the *Suburban Residential Areas* designation and the proposal proceeds by condominium approval, the following will apply:

- condominium units, which are designed for a single unit dwelling, will have a minimum unit area

of 320 square metres (3444.5 square feet) and a minimum unit frontage of 12 metres (39.3 feet); and

- condominium units, which are designated to accommodate medium density residential development in the form of townhouse units, will have a minimum unit area of 200 square metres (2152.8 square feet) and a minimum unit frontage of 7.5 metres (24.6 feet); and
- the maximum density, calculated using the entire original land holdings, is not more than 10 dwelling units per hectare (4 units per acre).

This Special Area recognizes the direction provided by Provincial Policy 1.1.3 Settlement Areas, which promotes among other matters, opportunities for intensification of land uses in accordance with the policies of Section 2: Wise Management and Use of Resources and Section 3: Protecting Public Health and Safety. A portion of the *Rural Areas* designation is included in this proposal only and is not to be considered precedent. This recognizes that the subject lands are surrounded by existing land uses (Wigamog Inn and Pinestone Golf course) that will contain the residential use and discourage scattered isolated development. Reduced density considerations are included for this property to recognize the concern of local residents.

15.1.6 SPECIAL AREA SSP-6 - Refused

15.1.7 SPECIAL AREA SSP-7 Winterdance

Despite the policies of Section 4.7.1 and 4.7.4 of the Dysart et al Official Plan, within "*Special Area SSP-7*", development, which may include public recreation uses limited to a dog sled tour business and a horseback riding business, is permitted with access via a private right of way.

15.1.8 SPECIAL AREA SSP-8 Pine Avenue and George Street

Despite the policies of Section 7.1.1 of the Dysart et al Official Plan, within "*Special Area SSP-8*", a lot, which is designated *Urban Residential Area*, can have a lot frontage of 12 metres.

This special policy area recognizes that the subject lands are a relatively large lot that is suitable for the proposed medium density residential use even though it does not meet the lot frontage criteria. It has frontage along Pine Avenue, which is a publicly maintained road and provides suitable ingress and egress to the property. The frontage along George Street, which is an un-assumed road allowance, provides suitable secondary access for emergency vehicles.

15.1.9 Special Area SSP-9 Sir Sams Area

Despite the policies of Section 14.4 of the Dysart et al Official Plan, within "*Special Area SSP-9*", the following residential uses are permitted:

- where a lot is accessed from a road that is maintained year round by a public road authority: all uses permitted by Section 14.4.1 of this Plan; and
- where a lot is accessed from a road that is not maintained by a public road authority or is maintained seasonally by a public road authority: a seasonal dwelling.

The Zoning By-law will regulate the permitted primary uses, accessory uses and the zone provisions for this special policy area.

This special policy area recognizes that the subject lands are intended for recreational dwellings associated with Sir Sam's Ski area.

15.1.10 Special Area SSP-10 Grass Lake Area

If any new lot is created that includes part or all of Parts 1 and 2 and 3, Plan 19R-10423, the implementing zoning bylaw for that lot shall include holding provisions that, among other things, require the owner or future owner/developer to demonstrate portable water to service the proposal to the satisfaction of the Municipality. Those provisions shall include a requirement that an agreement be executed, and provided to the Municipality, between the owner of the new lot and the owner of 1014 Peninsula Road to ensure that the water system for the new lot shall not adversely affect the quantity and quality of the existing water supply at 1014 Peninsula Road. It is acknowledged that the location of the existing test well on Part 3 will not adversely affect the quantity and quality of existing water supply at 1014 Peninsula Road.

15.2 SPECIAL AREAS: LAKE SPECIFIC POLICIES

15.2.1 SPECIAL AREA LSP-1: KAWAGAMA LAKE

Despite the policies of Section 5.1.2, boathouses may be permitted in Special Area LSP-1, more particularly described as the Waterfront Areas adjacent to Kawagama Lake in Concession XII, Lots 1 through 15, Concession XIII, Lots 1 through 15, and Concession XIV, Lots 1 through 9, in the geographic Township of Havelock. Boathouses will be limited to single storey structures that do not include living quarters. Each development approval will require the following:

- a zoning by-law amendment;
- a site plan and agreement;
- full ownership by the applicant of the subject lands, which may require purchase of the shoreline road allowance; and
- approval from the Ministry of Natural Resources and Canada Department of Fisheries and Oceans as required.

This Special Policy Area recognizes that Kawagama Lake is a unique situation. Three quarters of the lake is located within the Township of Algonquin Highlands. The Township of Algonquin Highlands permits boathouses. This Special Policy Area provides consistent land use policies over different administrative jurisdictions. Furthermore, Kawagama Lake is physically separated from the rest of the Municipality of Dysart et al. All public road access to Kawagama Lake is via roads through the Township of Algonquin Highlands. The only marine linkage between Kawagama Lake and other lakes within the Municipality of Dysart et al is via a canoe portage route to the south.

15.2.2 SPECIAL AREA LSP-3: Drag Lake Lodge

Despite the policies of Section 9.1.2 of the Dysart et al Official Plan, within “Special Area LSP-3” the following minimum lot criteria will apply:

- Lot 3, File 46T-12001: minimum lot frontage – 148.07 metres
minimum lot area – 1.27 hectares
- Lot 4, File 46T-12001: minimum lot frontage – 96.35 metres
minimum lot area – 1.6 hectares

This special policy area recognizes the topographic and physical features of the lots and implements the recommendations of the site evaluation report, which was prepared to support the proposed subdivision.

15.2.3 SPECIAL AREA LSP-4: Blueberry Trail, Drag Lake

Despite the policies of Section 9.1.2 of the Dysart et al Official Plan, within “Special Area LSP-4” the following minimum lot criteria will apply:

- minimum lot frontage – 115 metres
- minimum lot area – 1.5 hectares

This Special Policy Area recognizes the topographic and physical features of the lot and implements the recommendations of the site evaluation report, which was prepared to support the proposed subdivision.

Section 16

IMPLEMENTATION

16.1 OFFICIAL PLAN

16.1.1 GENERAL POLICY

This Plan will be implemented by means of the powers conferred upon Council and other public agencies by the *Planning Act*, the *Ontario Building Code Act*, the *Municipal Act*, and other such statutes as may be applicable. In particular, this Plan will be implemented by a variety of technical instruments and actions of the Municipality including, zoning by-laws, building by-laws, by-laws pursuant to the *Municipal Act*, construction of public works, and land acquisitions. Policies governing the administration of the Plan are outlined in Section 17.

16.1.2 CROSS BOUNDARY COORDINATION

The County Official Plan provides direction to land use planning policies and decisions within the County of Haliburton. The Municipality will actively participate in the review of proposed amendments to the County Official Plan to ensure that its interests are considered. When reviewing and implementing the policies of this Plan, Council will ensure that planning policies and decisions conform to the umbrella policies of the County Official Plan.

The Municipality will pre-consult with the County of Haliburton prior to initiating any general or site specific amendment to this Plan. Notice of all general amendments to this Plan will be circulated to the County of Haliburton and to neighbouring municipalities to ensure coordination of planning policies. Notice of all site specific amendments to this Plan will be circulated to the County of Haliburton and to any municipality, located within one kilometer of the subject lands, to ensure discussion of shared interests. Notice to the County of Haliburton will include a copy of the proposed amendment.

Where notice is received from a neighbouring municipality of a proposed official plan or official plan amendment, the Municipality will review and where deemed appropriate, provide comments to ensure discussion of shared interests.

16.2 LAKE PLANS

Should a lake association undertake development of a lake plan, the Municipality will provide planning information and advice in support of the plan where feasible and economical to do so.

A lake plan is not a legal document. If a lake association wishes the Municipality to implement specific land use policies for the lake, that are different from the policies of this Plan, the following will apply:

- The lake association prepares a lake plan using the methodology and procedure outlined in the manual "*Lake Planning Handbook for Community Groups*", prepared by the Federation of Ontario Cottagers Associations (FOCA) and French Planning Services Inc. (FPSI), 2009.
- The lake association advises the Municipality of their planning exercise and involves the Municipality, as appropriate, in the lake planning process.
- The lake association demonstrates that it actively engaged the lake community, including both members and non-members of the association, in the lake planning process.

- The Municipality will only accept for processing, an application to amend the Official Plan, where the lake association demonstrates that there is broad-based support for the lake plan through the results of community meetings and surveys undertaken during the lake planning process. The Municipality will require the Lake Association to demonstrate that 75% of residents (both members and non-members of the Association) are in favour of the lake plan.
- The lake association is an incorporated body.
- The lake association makes application to amend the Official Plan and acts as advocate for the application. Sufficient copies of the lake plan will be provided to support the application.
- The policies proposed by the lake association are generally consistent with this Plan; are consistent with the policies of Sections 1 through 5; do not rely on any land use designation, which is not in this Plan, and would not amend Schedules "B", "C" or "D" or the municipal resource register described in Section 5.5.
- Should an official plan amendment, requested by a lake association, based upon a lake plan, be appealed to the Ontario Municipal Board, the lake association will be responsible for all costs incurred by the Municipality to defend the decision of Council at the Local Planning Appeal Tribunal (Modification 4, May 18, 2018) hearing.

An amendment to incorporate specific land use policies for a lake will be incorporated into Section 15.2 of this Plan.

16.3 ZONING BY-LAWS

16.3.1 ZONING BY-LAW REVIEW

A review of the Municipality's Comprehensive Zoning By-law will be undertaken within three years after a revision to this Plan under Section 26 of the *Planning Act* to ensure that it conforms with and properly implements the policies of this Plan. The Comprehensive Zoning By-law will be amended, if required.

16.3.2 CROSS BOUNDARY COORDINATION

Notice of all general amendments to the implementing zoning by-law will be circulated to the County of Haliburton and to neighbouring municipalities to ensure coordination of planning policies. Notice of all site specific amendments to the implementing zoning by-law will be circulated to the County of Haliburton and to any municipality, located within one kilometer of the subject lands, to ensure discussion of shared interests.

Where notice is received from a neighbouring municipality of a proposed zoning by-law or zoning by-law amendment, the Municipality will review and where deemed appropriate, provide comments to ensure discussion of shared interests.

16.3.3 ZONING OF CONFORMING LAND USES

Land uses, existing on the date this Plan is approved, which conform to the land use designations shown on Schedule "A" and the other relevant policies of this Plan, will be zoned in accordance with the zoning policies of this Plan which pertain to the appropriate land use designation.

16.3.4 ZONING OF NON-CONFORMING LAND USES

Land uses, existing on the date this Plan is approved, which do not conform to the land use designations shown on Schedule "A" hereto or the other relevant policies of this Plan, may be recognized in

implementing zoning by-laws, but the zoning on such lands may not be further amended except in conformity with this Plan. The policies of Section 6.3 of this Plan apply.

16.3.5 ZONING OF UNDEVELOPED LANDS

It is not the intention of Council to zone all lands immediately to conform to the land use designations shown on Schedule "A". Any undeveloped lands to which Council has made a commitment to development may be zoned in accordance with the zoning policies of this Plan which pertain to the appropriate land use designation. Any such commitment to development will normally be in the form of a signed consent, subdivision, condominium, or other development agreement with the applicant. Undeveloped lands in Residential Areas, Hamlet Areas, and Waterfront Areas may be zoned to permit infilling and minor extension of existing development patterns. Undeveloped lands in Institutional Areas, Commercial Areas, and Employment Areas may be pre-zoned to encourage the establishment of desired land uses, only if the development of such lands can be made subject to subsequent consent, subdivision, condominium, or development agreements with the applicant. All other lands will be placed in a development, open space, environmental protection, or rural zone to delay their development until Council approves an appropriate development application for the lands.

16.4 COMMITTEE OF ADJUSTMENT

Council may pass a by-law to constitute, appoint and empower a *Committee of Adjustment* to hear applications to by-laws passed under Sections 34 and 38 of the *Planning Act* and any other power authorized by Sections 45(1), 45(2) and 45(3) of the *Planning Act*. The said constituting by-law will conform to Sections 44 and 45 of the *Planning Act* and will as a minimum requirement, determine the composition of the committee; the term and remuneration for members of the committee; and the powers and responsibilities of the committee. Procedures to govern the activities of the committee will be included as a schedule to the constituting by-law.

The *Committee of Adjustment* will only grant a minor variance where, in the opinion of the members, the requested variance satisfies the following tests:

- is minor in nature;
- is desirable for the appropriate use of the land, building or structure;
- maintains the general intent of the Official Plan;
- maintains the general intent of the Zoning By-law; and
- any criteria prescribed by the *Planning Act*.

The Municipality may, by by-law, establish additional criteria to clarify the intent of the tests noted above and to give direction to and support the decisions of the Committee when addressing these tests. The Committee may require the land owner to enter into one or more agreements with the Municipality, to address some or all of the terms or conditions. The requirement to enter into an agreement is to be set out in the decision of the Committee. The Municipality may choose to register the agreement on title to the property.

16.5 BUILDING BY-LAWS

Council will review any by-laws passed in accordance with the *Ontario Building Code Act* to ensure that the by-laws properly implement the policies of this Plan.

16.6 OTHER BY-LAWS

By-laws governing such uses as trailers, signs, salvage yards, and waste disposal sites will be considered to ensure that such uses are properly regulated and controlled. This may require preparing new by-laws or amending existing by-laws.

16.7 PUBLIC WORKS CONSTRUCTION AND LAND ACQUISITION

The construction of public works and the public acquisition of land within the Municipality will be carried out in accordance with the policies of this Plan.

16.8 PUBLIC INVOLVEMENT

16.8.1 PUBLIC CONSULTATION BY THE MUNICIPALITY

The Municipality will implement the policies of this Plan in a comprehensive and just manner. Council will engage the public and will ensure a transparent and inclusive public consultation process before making decisions on:

- a new Official Plan or an amendment to this Plan;
- a new comprehensive Zoning By-law, or an amendment to the current comprehensive Zoning By-law;
- any application submitted to the Municipality by the public for an amendment to the Official Plan, an amendment to the Zoning By-law or a minor variance to the Zoning By-law.

The Municipality's review process will conform to and be consistent with the requirements of the *Planning Act*. As part of the public consultation process, the Municipality will make the application, the background information and the proposed planning documents available to the public for their review. The Municipality will prepare an *operational policy and procedure document* outlining the specific operational policy and procedure for each type of application. This document will outline the application review and decision making process; and explain where and how to access the background documents and the proposed planning documents. The *operational policy and procedure document* will be available to the public on the Municipality's website.

When engaging the public in a consultation process, the Municipality will clearly explain the policies of this Plan, as well as, the Provincial policies and County planning policies that provide direction for Council's decision. All comments from the public will be fully considered and recorded, and their effect on Council's decision will be explained.

Council will ensure that a peer review is completed of all technical documents that are submitted in support of a planning application.

If there is a difference of opinion on a planning application, Council may consider mediation and other dispute resolution techniques.

When a new official plan or zoning by-law, or amendment to this Official Plan or to the implementing Zoning By-law is scheduled for discussion by Council or by a committee of Council, the planning reports and proposed planning documents will be included on the publicly accessible electronic agenda. All background reports will be made available for review at the Municipal office during regular office hours.

An up-to-date copy of this Official Plan and the implementing Zoning by-law, will be available in a digital format on the Municipality's website. A paper copy of these documents will be available for a fee, from

the Municipal Office.

The Municipality will support and comply with the policies of the County of Haliburton with respect to consultation with aboriginal groups. The Municipality will ensure that the Algonquins of Ontario are consulted during the review of development applications.

16.8.2 PUBLIC CONSULTATION REQUIREMENTS FOR PROPONENTS

As part of a complete application, the *Planning Act* now requires proponents of applications to amend the Official Plan and applications to amend the Zoning By-law, to outline a strategy for consulting with members of the public. The Municipality requires proponents to draft a *public consultation strategy* that includes as a minimum requirement, the *Planning Act* requirements and two (2) additional public consultation methods.

A *public consultation strategy* is to include the following elements:

- the scope and objectives of the consultation;
- stakeholder mapping (who is to be consulted and why);
- the methodology to be used;
- the timeframe for consultation;
- how the public comments will be recorded, documented and considered;
- how the results will affect the proposal and how these will be shared; and
- a communication plan (if required).

Examples of public consultation methods, which may be considered as part of a public consultation strategy include:

- speak with adjacent landowners;
- host an open house or workshop;
- organize a focus group or groups;
- post signs in common areas (eg. stores, community centres);
- arrange for qualified professionals with particular expertise to present at the public meeting;
- place additional advertisements of the proposal (eg. paper, radio);
- use media, social media, social networking and on-line forums to inform the public;
- network with existing community groups such as lake associations, the BIA etc.; and
- other measures as appropriate.

Council may waive the requirement for a *public consultation strategy* for applications to amend the Zoning By-law, which are simple in nature.

16.8.3 NOTICE OF PUBLIC MEETINGS

Council will notify the general public of the preparation of a new official plan or a new zoning by-law or an amendment to this Plan or a zoning by-law amendment, in accordance with the *Planning Act* and its regulations. The *operational policy and procedure document* will outline the specific notice procedures for each application.

The proposed amendment will be available to the public on the Municipality's electronic agenda website and in an accessible public building before the public meeting.

16.8.4 THE PUBLIC MEETING

Council will set the time of the public meeting, and the meeting will be open to all interested individuals having an interest in the proposed amendment. All interested individuals who wish to express their

opinion will be given this opportunity.

If, at a public meeting for an application, it is deemed necessary to hold a further meeting to discuss outstanding issues or review additional information, the date and the time of the next meeting will be scheduled at that public meeting and no further notice will be given.

The agendas and the minutes for all public meetings will be posted in a timely manner, on the Municipality's electronic agenda website so that they are widely accessible to the public.

16.8.5 PUBLIC MEETING NOT REQUIRED

Council may decide that no public meeting is required for an Official Plan or zoning by-law amendment of a technical nature.

An Official Plan amendment of a technical nature consists entirely of one or more of the following:

- the creation of a consolidated Official Plan, provided that only existing approved amendments are added to the Plan;
- the updating of references to the *Planning Act* or any other Act;
- the translation of measurements from one unit to another, or the correction of imperial equivalents, provided that no change to the metric standard results;
- the renumbering of sections in the Plan;
- the correction of clerical, grammatical, or typographical errors, provided that they do not result in a change in policy;
- the addition of cross-references to assist in the consistent interpretation of the Plan, provided no new polices are introduced.

A zoning by-law amendment of a technical nature consists entirely of one or more of the following:

- the creation of a consolidated Comprehensive Zoning By-law, provided that only existing approved amendments are added to the Comprehensive By-law;
- the updating of references to the *Planning Act* or any other Act;
- the translation of measurements from one unit to another, provided that no change to the standard results;
- the renumbering of sections in the Comprehensive By-law;
- the correction of clerical, grammatical, or typographical errors, provided the intent of the Comprehensive By-law is not altered;
- the addition of cross-references to assist in the consistent interpretation of the Comprehensive By-law, provided no new regulations are introduced.

16.9 SITE PLAN CONTROL

16.9.1 GENERAL POLICY

Site Plan Control will be used by the Municipality to ensure that any proposed development is designed and constructed to implement the intent and principles of the Plan.

The objectives of the Municipality in exercising site plan control are as follows:

- to improve the treatment of site plan details and maintain consistent municipal standards in a site

plan control area;

- to ensure safe and efficient access and movement of vehicular;
- to ensure the safe and efficient access and movement of pedestrian traffic by requiring sidewalks, paths, trails or other pedestrian facilities;
- to ensure facilities for active transportation, including bicycle parking and internal sidewalks;
- to minimize land use incompatibility between new and existing development;
- to provide functional and attractive facilities such as landscaping and street lighting;
- to control the placement and provision of required services;
- to secure the conveyance of any easements or rights-of-ways in favour of the Municipality;
- to implement where possible and economical to do so, the recommendations of the Streetscape Project, 2009 and the Built Form Guidelines, 2005; and
- to ensure that the proposed development is built and maintained as approved by Council.

16.9.2 DEFINITION

For the purposes of Section 16.9, "development" is defined in accordance with Section 41(1) of the *Planning Act*, rather than in accordance with the definition in Section 1.7 of this Plan.

16.9.3 SITE PLAN CONTROL AREA

The proposed site plan control area is the entire Municipality outside Algonquin Provincial Park. However, the following forms of development will be exempt from site plan control:

- low density residential development containing two dwelling units or less, save and except Part Lot 11, Concession 8, in the geographic Township of Dysart, in the Municipality of Dysart, Roll No. 46-24-011-000-66700-0000; (OPA 2)
- farm-related development, including buildings and structures for agricultural uses;
- extractive industrial development, except the construction, erection, placing or extension of buildings or structures thereto;
- any land, building, or structure used for any public service provided by the Municipality, the County of Haliburton, the Government of Ontario, the Government of Canada, or any public authority;
- all structures and buildings accessory and incidental to the above exempted uses, save and except bathhouses as permitted by this Plan.

16.9.4 IMPLEMENTATION

Within the proposed site plan control area, Council may pass a by-law to designate a site plan control area.

Before development within an area designated by by-law as a site plan control area proceeds, including construction of a residential building containing three or more dwelling units as noted in Section 16.9.3 of this Plan, Council may require one or more of the following:

- submission of plans certified by an Ontario land surveyor showing the location of all existing and proposed buildings and structures, and all works and facilities to be provided in conjunction with the development;
- submission of drawings as described in Section 41(4), paragraph 2 of the *Planning Act*, certified by a professional engineer or architect; and

- execution of a site plan agreement between the landowner and the Municipality to ensure that all buildings, structures, and works or matters described in the plans and drawings are completed and will be maintained to the satisfaction of Council.

Council may obtain and consider public input before approving a site plan.

A site plan and agreement may address the following as appropriate to each case:

- the requirements of Section 7.3.4;
- road widenings;
- vehicular access points;
- loading, vehicle parking, bicycle parking and driveway locations;
- the surfacing of loading, parking and driveway areas;
- the location and design of sidewalks, walkways and walkway ramps;
- the location, massing and conceptual design of any buildings and structures, including the exterior design (eg. character, scale, appearance and design features, including sustainable design features);
- the location and type of lighting, landscaping and preservation or restoration of natural vegetation;
- the location and type of garbage storage;
- the location and nature of easements including easements for drainage works, watercourses, roadways, or other public utilities and similar undertakings;
- the grade and elevation of land;
- the type and location of storm, surface and waste water disposal facilities;
- the requirements for snow removal facilities; and
- the accessibility of facilities for persons with disabilities.

Where applicable, the recommendations and direction provided by the Built Form Guidelines (2005) and the Streetscape Project (2009) will be applied.

16.10 TEMPORARY USE BY-LAWS

16.10.1 GENERAL POLICY

Temporary uses may be authorized by by-law for a specific time period up to three years, as provided for in the *Planning Act*, where it is considered inappropriate by the Municipality to permit the proposed use to operate on a permanent or continuing basis, and where alternatives such as relocation are not practical. Subsequent by-laws, granting extensions of up to three years, may be passed. However, once the by-law has lapsed, the use must cease, or it will be viewed as contravening the pre-existing zoning by-law.

16.10.2 CRITERIA

Before passing a temporary zoning by-law, Council will be satisfied that the following principles and criteria have been met:

- the proposed use will be of a temporary nature and will not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use upon termination of the temporary use provisions; and

- the proposed use will not be incompatible with adjacent land uses and the character of the surrounding neighbourhood.

Despite anything else in this Plan, Council may authorize a temporary use of land which may not comply with the policies of this Plan, only if the temporary use is determined to not have any detrimental effect upon the existing land uses in the area and the long-term objectives of the Plan.

16.11 HOLDING PROVISIONS

16.11.1 OBJECTIVES

A zoning by-law amendment may include a holding provision as provided for in the *Planning Act*.

Holding provisions may be used at anytime and anywhere to achieve the following objectives.

- to ensure that development is properly phased;
- to ensure the adequate and timely provision of services;
- to allow for the collection of additional information to ensure that the proper and appropriate land use analysis is conducted;
- to ensure compliance with the provisions of a site plan agreement, where development is subject to site plan control and certain design considerations are required;
- to ensure that where required, the proper approvals, licenses, and permits are obtained from other agencies before the development proceeds.

16.11.2 APPLICATION AND REMOVAL OF HOLDING PROVISIONS

Council may apply holding provisions by adding an "H" symbol to the designation of some or all of the lands subject to the zoning by-law amendment. The holding provisions will normally allow existing uses to continue. The holding symbol will be removed when the applicable objectives, as stated in the zoning by-law, have been achieved.

The holding provisions will address specifically the following:

- the uses permitted during the period that the holding provisions are in place;
- the conditions to be met before development is permitted to proceed;
- the time required to meet these conditions; and
- the responsibility of the applicant, the Municipality, and any other agency or party in meeting the conditions.

16.12 INTERIM CONTROL BY-LAWS

Council may pass an interim control by-law as provided for in the *Planning Act*. An interim control by-law prohibits some or all development within a defined area for up to one year, and the time period may be subsequently extended to a total of two years. During this period, the Municipality must undertake a study of the planning policies that should apply in the controlled area in the future. Before the interim control by-law expires, Council must replace it with new planning policies and a new zoning by-law based on the study that was undertaken. Otherwise, when the interim control by-law expires, planning policies and zoning regulations revert to what they were beforehand.

16.13 HEIGHT AND DENSITY BY-LAWS

Council may pass a by-law under Section 34 of the *Planning Act* to increase the height and density of a specific development, as provided by Section 37 of the *Planning Act*. The by-law may authorize such increases in height and density, in return for facilities, services and other matters as set out in the by-law. Without limiting the generality of the foregoing, the Municipality may consider a by-law to increase the height and/or density of a development in order to encourage:

- special needs or supportive housing;
- innovative forms of development;
- green technologies or building features including green roofs;
- in-house health, recreation or social amenities;
- public parkland; and
- any other objective outlined in the by-law.

Council may require the proponent to enter into one or more agreements with respect to the provision of the facilities, services and other matters as set out in the by-law. The agreement will be registered on title to the lands.

Section 17

ADMINISTRATION

17.1 PLAN ADOPTION

Before Council adopted this Plan, the Municipality reviewed the Provincial Policy Statement and the policy direction from the most current County Official Plan to ensure compliance with these documents. The background information was updated using the current available information. Meetings were held with Provincial agencies, the County of Haliburton, local interest groups and residents of the Municipality to present the draft Plan and receive comments. The review, preparation, public consultation and adoption of this Plan conforms to the direction and requirements of the *Planning Act*.

17.2 ACCESSING THE PLAN

Following approval of this Plan, Council will arrange to have the Plan reproduced and made available, in order to inform the general public of the Plan's policies and proposals. A digital copy will be available from the Municipality's website. This copy will be updated and kept current as amendments are made to the Plan.

17.3 PLAN REVIEW

17.3.1 CONTINUING REVIEW

This Plan will be subject to continuing review by Council. In compliance with the *Planning Act*, Council will review this Plan no less frequently than:

- 10 years after the Plan comes into effect ; and
- every five years thereafter, unless the Plan is replaced by a new official plan.

When undertaking a review of this Plan as noted above, there will be a complete review of the policies and designations of this Plan. Council may choose to repeal and replace this Plan with a new plan, after which, the next review will be after a ten year interval, in accordance with the provisions of the *Planning Act*.

As part of each review, the following provisions of this Plan will be reviewed and if deemed necessary, amended and updated and will not normally be amended at any other time.

- the boundary of the Haliburton Village Urban Policy Area;
- the boundary of the Hamlet Areas;
- the boundary of the Haliburton Village Service Area.
- all designations on Schedule "A", "B", "C" and "D" and in Table 1.

The Municipality may consider a site specific amendment to the designations on Schedule "A" to this Plan, based upon a thorough review of a complete application. The application must conform to the Provincial Policy Statement, the policies of the County of Haliburton Official Plan and the policies of this Plan. Where an application to amend the Official Plan requests a change to the policies of this Plan, the requested amendment must be consistent with the general intent of this Plan. Council's decision on all applications to amend this Plan will be based upon the merits of the application. The application must be supported by the required background studies and information.

However, for the two year period following the adoption of this Plan, an application to amend this Plan will only be accepted for processing where Council has declared, by resolution, that the request to amend the Official Plan is permitted. Council may choose not to accept the application. Should Council decide to accept the application, a decision on the application will be based on the merits of the application.

Should environmental, economic, or social conditions change so as to significantly affect the basis or objectives of this Plan, the Plan will be amended to reflect the altered conditions.

17.4 DEVELOPMENT APPLICATIONS

17.4.1 GENERAL POLICY

Council will not accept or consider further, any development application made pursuant to Sections 22, 34, 41 and 45 of the *Planning Act*, until the Municipality has received all plans, studies and background information that are necessary to inform the public and provide Council with sufficient information to make a decision. As part of a complete application the Municipality may require additional information and/or studies to support a development proposal.

To ensure that all necessary supporting information is provided at the time of the submission of a development application, the Municipality will require pre-consultation for the following development applications:

- all applications to amend the Official Plan, unless the application is a condition of the Municipality's pre-consultation comments for a subdivision application, a severance application, a site plan approval application, or a zoning by-law amendment application.
- all zoning by-law amendment applications, unless the application is a condition of the Municipality's pre-consultation comments for a subdivision application, a severance application, a site plan approval application, or an official plan amendment application.
- all site plan approval applications, unless the application is a condition of the Municipality's pre-consultation comments for a subdivision application, a severance application, an official plan amendment application or a zoning by-law amendment application.
- all condominium or subdivision applications, unless the application is a condition of the Municipality's pre-consultation comments for an official plan amendment application, a zoning by-law amendment application, or a site plan approval application.

Where the County of Haliburton is the approval authority for a development application, and if additional information is submitted to the County of Haliburton after the Municipality has made its recommendation on the application, the Municipality may:

- on its own initiative, or on a motion of Council, or in response to a notice by the County of Haliburton, request the opportunity to review the additional information and if deemed appropriate and consistent with good planning principles, make a new recommendation on the application, by resolution of Council.

17.4.2 OFFICIAL PLAN AMENDMENT APPLICATIONS

The following information will be required as part of a complete application for an official plan amendment application:

- the completed application form, including the planning services agreement, any required authorization and the public consultation strategy;

- the prescribed application fee and any deposit required by the planning services agreement;
- the information and material required to be provided as prescribed by the *Planning Act*;
- a covering letter, which explains the nature of the proposal and how the requirements of pre-consultation have been addressed;
- the site development plan and/or concept drawings;
- a copy of the current PIN sheet for the property; and
- all studies, reports, and plans, including professional peer review comments for said reports and plans as identified through pre-consultation, where required.

17.4.3 ZONING BY-LAW AMENDMENT APPLICATIONS

The following information will be required as part of a complete application for a zoning by-law amendment application:

- the completed application form, including the planning services agreement, any required authorization and the public consultation strategy, where required;
- the prescribed application fee and any deposit required by the planning services agreement;
- the information and material required to be provided as prescribed by the *Planning Act*;
- a covering letter, which explains the nature of the proposal and where pre-consultation has been required, how the requirements of pre-consultation have been addressed;
- the site development plan and/or concept drawings;
- a copy of the current PIN sheet for the property; and
- all studies, reports and plans, including professional peer review comments for said reports and plans as identified through pre-consultation, where required.

17.4.4 SUPPORTING INFORMATION

The following supporting background reports and information, including professional peer review comments for each report may be required as part of a complete application, as determined through pre-consultation with the Municipality:

- a planning justification report, including an analysis of how the project is consistent with the Provincial Policy Statement and conforms to the provisions of the County of Haliburton Official Plan and the Dysart et al Official Plan;
- a site evaluation report and the corresponding site development plan, prepared by an Ontario Land Surveyor;
- an environmental impact assessment;
- an archeological report;
- conceptual site plan, building elevations, exterior finishes and landscape plans;
- a storm water management report;
- a sedimentation and erosion control report/plan;
- a servicing options report;
- a hydrogeological and terrain analysis report;
- a ground water impact study;
- flood plain delineation and management report;
- a slope stability and management report;
- a wildland fire assessment report;
- a trophic state capacity and/or water quality impact study;
- a surface water impact study;

- a boating capacity study;
- a transportation/traffic study;
- pre-consultation comments from the Ministry of Transportation, where development is located adjacent to or in the vicinity of a Provincial highway;
- a land use compatibility study;
- a study of noise, vibrations, dust and other emissions and/or any approvals granted for same by the Ministry of the Environmental and Climate Change;
- a mineral/aggregate resource impact study, which will include as a minimum, an assessment of public safety, noise, dust, vibration and truck traffic;
- a waste disposal site compatibility report;
- the Ministry of Environment and Climate Change Record of *Site Condition Report*;
- a previous land use inventory;
- a market/retail impact analysis; and
- a public consultation strategy.

17.5 STUDIES OR DEMONSTRATIONS

17.5.1 GENERAL POLICY

Where this Plan requires that an applicant undertake a study or otherwise demonstrate that a policy of this Plan can be met to Council's satisfaction as a condition of development application or approval, the study or demonstration will be conducted at the applicant's cost. Council may, as part of a complete application, and to assist it in its deliberations,

- ask the relevant provincial or federal agency to review and comment on the study or demonstration, and/or
- require a professional peer review of the study or demonstration at the applicant's cost.

Council may also impose conditions of development approval to ensure that the impact mitigation recommendations of any study or demonstration are implemented.

17.5.2 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study will demonstrate to Council's satisfaction that the proposed development will have no negative impacts on the significant natural heritage feature, as identified in Section 5.3.4, or on the ecological functions for which the feature has been identified.

An Environmental Impact Study will be prepared, consistent with the requirements and direction of Natural Heritage Reference Manual of the Ministry of Natural Resources and Forestry and will include the following, or as scoped by the Municipality or the approval authority:

- a description of the proposal and a statement of the rationale for the undertaking;
- a description of the existing land use(s) on site and on the adjacent lands;
- a description of the topographical features and the landforms;
- the land use designation on site and on adjacent lands, as identified by this Plan;
- a description of alternative development proposals for the site, as well as, the environmental impact of the alternatives;
- a comprehensive description of the proposal, including its direct and indirect effect on the

- environment and considering both the advantages and disadvantages of the proposal;
- an identification of the environmental constraint areas;
- an environmental inventory of the area under development consideration (including plant life, land-base and aquatic wildlife, wetlands, natural landforms, fish, surface waters, hydro-geological features etc.);
- a statement of environmental and ecological significance of the area affected by the proposed development;
- a statement on the ecological functions of the natural features;
- identification of Species at Risk through identified records and field inventories and potential impacts on their habitat;
- a statement on how development will contribute to the preservation and enhancement of the natural areas;
- a detailed description of mitigating effects;
- a recommendation on buffer or setback distances for building envelopes, respecting the policies of this Plan and the implementing zoning by-law;
- any additional information requested by Council or the approval authority; and
- where applicable, an assessment of options for servicing the development, as well as, the environmental impacts of the servicing options.

An Environmental Impact Study for proposed development adjacent to a significant natural heritage feature will include as a minimum study area, the natural heritage feature, as well as, the area surrounding that feature, in accordance with the adjacent lands described in Section 5.3.4.4.

17.5.3 SITE EVALUATION REPORT

A site evaluation report will demonstrate to Council's satisfaction that the subject lands are suitable for the proposed development and that development will not be unduly constrained by site limitations. The report will provide information on and evaluate the following:

- slopes;
- soil depth, type, and moisture;
- shoreline and upland vegetation;
- overland or stormwater drainage;
- fish and wildlife habitat, including species at risk;
- natural and cultural heritage protection;
- access;
- water supply and sewage disposal;
- the location of existing and proposed buildings, structures, and tile fields, of existing and proposed golf holes and ski hills if applicable, and of proposed site alteration, relative to the shoreline and to existing and proposed lot lines;
- whether lot frontages and areas, and building, structure, tile field, golf hole, and ski hill setbacks from water, should be greater than the minimums that would otherwise apply, if the development is a residential development in an area of use limitation as described in Section 9.1.2 or if the information provided suggests other significant site limitations;
- in general, whether the policies of Sections 4 and 5 can be met, and what mitigation measures may be required to do so.

Council will prescribe more detailed requirements for site evaluation reports, tailored to the scale of development. These may range from a short form for development creating or further developing a single

residential lot, to a detailed professional study for large-scale development. Council may also require that for certain categories of development, such as all large-scale development, and small-scale development where lot frontages, lot areas, and setbacks are near the minimum requirements of this Plan or the implementing zoning by-law, site evaluation reports include a sketch plan of the development prepared by an Ontario land surveyor.

17.5.4 BOATING CAPACITY STUDY

A boating capacity study will demonstrate to Council's satisfaction that the boating activity generated by the proposed development will not unduly add to existing aquatic recreational stresses, conflicts, and hazards, and that any impacts can be mitigated so that the lake's recreational attractiveness will be maintained or enhanced. A boating study will, as a minimum requirement, include:

- an inventory of the existing development, including public access points, on the lake;
- an inventory of all proposed development on the lake; and
- a survey of all boating activity. As a minimum requirement, the survey:
 - is to include all motorized and non-motorized boats;
 - is to include the July 1st and the August 1st long weekends;
 - is to be conducted over a continuous eight hour period beginning at 9:00 a.m.; and
 - is to identify and tabulate the type of watercraft, and map the location of the activity.

17.5.5 TROPHIC STATE CAPACITY STUDY

A trophic state capacity study will demonstrate to Council's satisfaction that the phosphorus inputs generated by the proposed development will not unduly impair water quality for aesthetic and recreational purposes, taking into account the Ministry of the Environment and Climate Change's *Water Management Policies, Guidelines, and Provincial Water Quality Objectives*, and that best efforts will be made to minimize inputs.

The study will be conducted in accordance with methodologies accepted by the Ministry of the Environment and Climate Change and using as a guide appropriate technical manuals produced by the Ministry.

17.5.6 MINERAL/AGGREGATE RESOURCE IMPACT REPORT

A resource impact report with respect to development in or near an Existing Pit or Quarry or a mine, pit, or quarry approved in conformity with this Plan as described in Sections 5.3.2 or 5.3.3 will demonstrate to Council's satisfaction, and in case of a mine, to the satisfaction of the Ministry of Northern Development, Mines, that the proposed development:

- is not of a type that would preclude or hinder the continued use of the mine, pit, or quarry, or its expansion within the lot on which it is located, and
- is not incompatible with the mine, pit, or quarry for reasons of public health, public safety, or environmental impact.

A resource impact report with respect to development in or near a Significant Aggregate Deposit or in Areas of High Mineral Potential as described in Sections 5.3.2 or 5.3.3 will demonstrate to Council's satisfaction, and in the case of an Area of High Mineral Potential, to the satisfaction of the Ministry of Northern Development, Mines, that:

- the proposed development is not of a type that would preclude or hinder access to or extraction of the resource, and that any public health, public safety, and environmental impact issues arising from the proximity of resource extraction to the proposed development will be satisfactorily

- addressed; or
- extraction of the resource is not feasible; or
- the proposed development serves a greater long-term public interest than extraction of the resource would.

A mineral / aggregate resource impact study will assess, as a minimum, the impact from truck traffic, noise, vibrations and dust. The Ministry of the Environment and Climate Change "D" Series Guidelines will apply.

17.5.7 ARCHAEOLOGICAL ASSESSMENT

An archaeological assessment will be conducted in accordance with the requirements of the *Ontario Heritage Act* and approved by the Ministry of Tourism, Sport and Culture.

Where an archaeological assessment identifies significant archaeological resources on the subject lands, it will be a further condition of development that before construction or site alteration, the applicant will conserve those resources by removal, documentation, or preservation on site, to the satisfaction of the Ministry of Culture.

17.5.8 WASTE DISPOSAL SITE COMPATIBILITY REPORT

A waste disposal site compatibility report with respect to development in or near a Waste Disposal Site as described in Section 4.13.3 will demonstrate to Council's satisfaction that:

- the proposed development is not incompatible with the Waste Disposal Site for reasons of public health, public safety, or environmental impact;
- the applicable Ministry of the Environment and Climate Change regulations and guidelines have been complied with.

A waste disposal site compatibility report with respect to development of a new solid waste disposal site as described in Section 14.11.2 will demonstrate to Council's satisfaction that:

- any public health, public safety, and environmental impact issues arising from the proximity of the proposed development to other land uses will be satisfactorily addressed;
- the applicable Ministry of the Environment guidelines have been complied with;
- the Ministry of the Environment intends to approve the proposal.

The Ministry of the Environment and Climate Change "D" Series Guidelines will apply.