

Municipality of Greenstone

Draft OFFICIAL PLAN

November 2016



Greenstone
BEARDMORE · CARAMAT · GERALDTON · JELICOE · LONGLAC · MACDIARMID · NAKINA



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1. THE PLAN AND ITS PURPOSE

1.1 The Official Plan

The Official Plan of the Municipality of Greenstone sets out the goals, objectives and policies to guide growth and development within the Municipality for the next 20 years (2016-2036).

The following text, diagrams and the Land Use Schedules shall constitute the Official Plan (Plan) for the Municipality of Greenstone. The Plan applies to all lands within the corporate boundaries of the Municipality of Greenstone except as otherwise indicated.

The Official Plan was prepared to be consistent with the *Provincial Policy Statement, (2014)*, to conform to the Growth Plan for Northern Ontario, and to reflect the intent of the *Planning Act*. The official plan shall be implemented in a manner that is also consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

This official plan shall be read in conjunction with any provincial plan in effect and where deemed to conflict with a provincial plan, the policies of the provincial plan shall take precedence.

Where land use approvals involve potential approvals under other provincial legislation, the approvals under the affected legislation may be integrated, provided the intent and requirements of all affected Acts are met.

The official plan shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

The Official Plan does not apply to Crown Land within the Municipality and lands occupied by Aboriginal communities.

The Official Plan replaces the Official Plans for the former municipalities of Beardmore, Geraldton, Nakina and Longlac.

1.2 Purpose of the Plan

The Plan was prepared following a consultation process with the public, community stakeholders and the

Provincial government. Council's objective for the new Plan is to create positive, sustainable and healthy growth.

The purpose of the Official Plan is to identify the resources, capabilities, opportunities and constraints of the land and the community to enhance the stewardship of the Municipality's land base, the cultural heritage environment and the natural environment. Any future development in Greenstone must conform to the policies of this Plan. The Plan provides the legislative basis to implement the community's vision for its future.

1.3 Goal of the Plan

To develop a strong, liveable and healthy community in which growth is well managed, the natural environment is protected, public health and safety is paramount and economic growth is facilitated.

1.4 Objectives of the Plan

1. To create a land use planning environment that addresses the growth and development needs over a 20-year time horizon (2016-2036).

2. To build a Municipality that promotes development within designated growth areas while providing opportunities for the management or use of resources resource-based recreational uses, limited residential development, home occupations and home industries, and other rural land uses in the rural area.
 3. To provide sufficient land to accommodate an appropriate range and mix of land uses to meet projected growth and development needs for up to 20 years, and to position the Municipality to respond to growth and development that may be generated by the Northern Ontario Ring-of-Fire and local mining developments.
 4. To build a community that meets the current and changing housing needs of all residents.
 5. To promote the development of compact, cost-effective development in settlement areas that minimizes land consumption and servicing costs.
 6. To plan and provide infrastructure that is integrated with current and projected growth needs and the Municipality's Asset Management Plan.
 7. To build a healthy, safe and liveable all-season community that encourages active living, healthy lifestyles and which improves accessibility and inclusiveness for persons with disabilities and older persons and to provide measures for active transportation.
 8. To avoid development and land use patterns which may cause environmental or public health and safety concerns.
 9. To conserve and manage cultural heritage resources in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.
 10. To promote development and land use patterns that conserves biodiversity and protection of the natural environment.
 11. To plan for the impacts of climate change and measures to support the reduction of greenhouse gas emissions.
- 1.5 Growth Plan for Northern Ontario**
1. The Municipality recognizes the need to nurture the development of the local economic base in conjunction with provincial objectives for growing the Northern Ontario economy as set out in the Growth Plan for Northern Ontario. The Municipality promotes a collaborative approach to implementation of the provincial policies in local decisions made with respect to land use, and investment in infrastructure.
 2. The intent of the Plan is to enable the Municipality to sustain and improve the economic base of the community by providing a diverse range of community services, by providing a 20 year supply of land including serviced land for an appropriate range of housing types and other land uses, by providing high quality

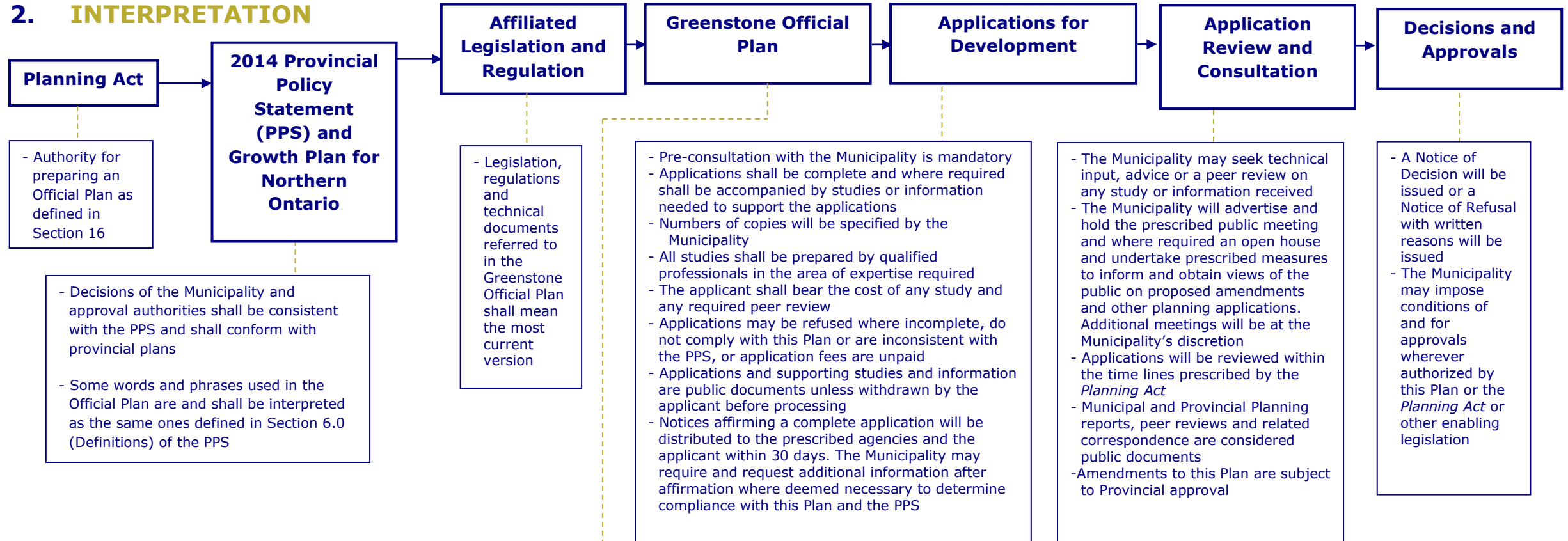
public services and spaces, by providing recreational and tourism opportunities and by enhancing the cultural life and community identity of Greenstone.

- 3.** The Municipality recognizes the importance of sustainable transportation services in providing access to local, regional, provincial and international markets and intends to support rail, air transport and highway corridors in particular.
- 4.** The Municipality recognizes the potential development of the Northern Ontario Ring-of-Fire, local mining developments and the spin-off economic, growth and development benefits to Greenstone. The Municipality will work collaboratively with the mining industry, other levels of government, neighbour municipalities and Aboriginal communities, and Métis to facilitate the development of the Ring-of-Fire and local mining developments.

- 5.** Other significant economic initiatives which will influence the growth and development of the Municipality including the resurgence of the forest products industry. Employment growth is projected to occur with the addition of a second shift of the forest products mill in Longlac and the restarting of the forest products mill in Nakina, which combined with woodlands operations will generate 200-300 new jobs. The Municipality is also active in encouraging and facilitating expansion of the tourism industry.

Applications for development and procedures set out affecting this Plan shall be governed by the following interpretation policies:

2. INTERPRETATION



- Applies to all lands within the Corporate boundaries of the Municipality of Greenstone except for Crown Lands and lands occupied by Aboriginal communities (i.e. reserves)
- The Plan consists of the text and the Land Use Plan Schedules. Appendices provide supporting but non-binding information. Photographs, appendices and diagrams (except for Section 2) are not considered to be a legal part of this Plan and are provided for information only
- The Plan will guide growth and development for twenty years from the date of approval
- The Plan shall be revised no less than ten years after it comes into effect as a new official plan and every five years thereafter unless replaced as a new plan in accordance with Section 26 of the *Planning Act*
- Reference will be made to original documents where necessary in interpreting the boundaries or limits of features, designations and constraint areas illustrated on the Land Use Plan or text described in the Plan
- Boundaries of land use designations and other features on the Land Use Plan are considered approximate except where specifically bounded by a road, rail line, Municipal boundary or other distinctive boundary and an amendment to the plan may not be required for minor adjustments where the intent of the Plan is upheld
- Permitted land uses are not intended to be limited to those prescribed where a range of uses is anticipated
- The use of land, buildings and structures normally accessory to a permitted use are permitted even though not stated in the Plan
- Legal non-conforming uses are permitted to continue
- Amendments to this Plan are not required for spelling, grammar, formatting, renumbering, typographic errors, or a consolidation
- This Plan may be amended from time to time by Council or by application in response to changing circumstances or proposed development

3. HOUSING AND GROWTH MANAGEMENT

3.1 Introduction

Housing is a fundamental requirement of any community. Housing types, densities, affordability, location and accessibility are all factors to consider in planning for a community’s housing needs. Currently, the Municipality’s housing stock consists of 2,629 private dwellings, of which approximately 62% of the housing stock consists of single detached dwellings and the balance medium to high density. Close to 90% of the housing stock was built prior to 1986. The average number of persons per household is 2.3.

3.2 Goal Statement

To provide for an appropriate range and mix of housing types and densities which will meet the projected housing needs of the community.

3.3 Objectives

To ensure that sufficient land is available and serviced to meet the

current and projected housing needs over the planning period (2016-2036)

To ensure that the targets for affordable housing are met.

To facilitate measures for residential intensification.

To work in collaboration with the District of Thunder Bay District Social Services Administration Board (TBDSSAB) and other agencies in implementing the Under One Roof: Housing and Homelessness Plan, (July 2014).

To take advantage of provincial and federal housing programs to deliver the Municipality’s housing program.

To work in conjunction with the intent of the Ontario Housing Policy Statement.

3.4 Population and Housing Projections

Ministry of Finance Population projections (2015-2035) forecast a 0.4% population decline in the District of Thunder Bay. Population in Greenstone decreased by 3.3% (2006-2011) and by 16.5% since

2001 (and by 28% - 1996-2011). Since 2006, the number of people below age 45 have decreased slightly (approximately 3% in each cohort); this could be a result of the mobility of people in the 25-44 cohort when seeking employment. If employment opportunities continue to diminish, this will result in a decline in demand for family housing.

Population Characteristics - Greenstone			
Age Cohort	2006 (%)	2011 (%)	Change (%)
0-4	5.6	5.7	+1.8
5-14	8.3	12.5	+5.0
15-19	6.8	7.0	+2.9
20-24	5.7	4.34	-2.4
25-54	44.1	40.4	-8.4
55-64	12.0	16.1	+34.1
65-74	7.1	8.2	+15.4
75+	5.2	5.7	+9.9
Total Population	4,886	4,724	-3.3

The number of people in the 65 and over age group increased between 2006 and 2011, indicating that older people are not moving out of the communities within Greenstone at this time. While this ensures the ongoing existence of the Municipality, it means that there will be a growing demand for supports for people to remain in their own homes as the population continues to age.

Based on the Provincial projections, the population in Greenstone is expected to decline by another 189 persons over the next twenty years to approximately 4,535 (by 2035).

Historical population declines however, may be offset by the development of the Northern Ontario Ring-of-Fire and the development of the Greenstone Gold Mine could dramatically change growth projections.

Greenstone Gold is projected to create direct and induced or indirect employment of 534 jobs and an increased population of 1,877. The Ring-of-Fire would create an estimated 1,484 jobs locally and a population increase of 4,062. The total forecasted population from these mining developments are employment growth of 2,018 and population growth of 5,939. Associated housing growth is estimated at 2,582 units at 2.3 persons per household. Additional housing demand of 50-75 units is expected to be created from the addition of 200-300 jobs in the forest products industry and tourism. Future demand in an accelerated growth scenario will be met in part through the current supply of an estimated 614 lots located in Longlac (78), Geraldton (250), Nakina (180) and Beardmore (106).

The age of the housing stock necessitates ongoing maintenance with an estimated 1,700 units requiring ongoing maintenance and some 225 units requiring major repairs.

TBDSSAB indicated that there are 134 social housing units throughout Greenstone; 43 seniors' units, and 91 non-senior units. Some of the vacancies in the seniors' projects are due to inadequate access to the second floor of the two storey apartment buildings.

TDDSSAB has not identified homelessness as an issue in Greenstone.

3.5 Targets

The intent of the Official Plan is to ensure that an adequate supply of land is available to accommodate an appropriate range and mix of housing types and densities designed to meet the Municipality's modest housing projections. The housing supply should be adjusted to accommodate an aging population through higher targets for medium and higher density housing. The following targets and range of permitted uses are illustrated as part of the policy direction of the Plan:

1. Affordable Housing

A target of 25% of all housing starts.

2. Intensification

A target of 75% of the total housing supply.

3. Housing Supply

A 10 year supply of designated and available land, and a three (3) year supply of approved, serviced and zoned land for residential development

4. Housing Mix

A target of 60-70% low density singles and two units.

A target of 10-15% medium density three unit dwellings, triplexes and townhouses.

A target of 15-20% high density apartments.

3.6 Affordable Housing

The Municipality will achieve the targets established in Section 3.5 for the development of housing that is affordable to low and moderate income households through one or more of the following measures:

1. Seeking opportunities to participate in future Federal, and

Provincial affordable housing programs for low to moderate income households and through partnership with the District of Thunder Bay Social Services Administration Board and other agencies, to engage on matters related to planning for affordable housing, and in stakeholder consultations related to the development of local housing plans, implementation of those plans and on-going monitoring.

A collaborative approach will be used through networking between the municipality, health care and social service delivery agencies, the development industry, the Housing Services Corporation of the Thunder Bay District Social Services Administration Board, The Ministry of Health and Long-Term Care and Aboriginal organizations to identify opportunities for the delivery of an integrated housing and community services program.

2. Facilitating residential intensification in the designated growth areas of Beardmore,

Geraldton, Nakina, Longlac and Caramat.

3. Allowing a second residential unit (see Section 3.7.2).
4. Facilitating the development of garden suites under a temporary use by-law under Section 39 of the *Planning Act* (i.e. 20 years) (see Section 12.14).
5. Encouraging the adaptive re-use of vacant commercial and institutional buildings.
6. Utilizing tools under Section 28 of the *Planning Act* in association with community improvement projects (e.g. land acquisition for housing development, housing rehabilitation programs) (see Section 12.9).
7. Defining low and moderate income households for ownership and rental housing to be determined on the basis of the regional market (e.g. Thunder Bay District) as the market applies to the lowest 60% of income distribution for

homeowners and renter households.

8. Making the delivery of affordable housing a priority in the disposing of any public lands.
9. Working with the local development industry by offering municipal incentives, wherever feasible, to deliver affordable housing (e.g. waiving building permit fees, reducing land costs through the sale of building lots at cost).
10. Facilitating the development or redevelopment of mixed use buildings where social and health care services can be integrated with housing units.
11. Recognizing that affordable housing also includes consideration for job creation or available employment, accessible buildings, aging-in-place for older people, access to and the provision of health care services including mental health services and consideration for the special needs of Aboriginals, older

people, people with disabilities, and the unemployed.

3.7 Residential Intensification

The Municipality will achieve the targets established in Section 3.5 for residential intensification within the Settlement Areas of Beardmore, Geraldton, Nakina, Longlac, Caramat Geraldton North, Rosedale Point, Little Longlac through one or more of the following measures:

1. Facilitating the development of serviced vacant and/or underutilized lots and blocks.
2. Facilitating the conversion or expansion of existing residential buildings to create new residential units or accommodation including accessory apartments, and permitting as-of-right secondary suites and second units in a single detached, semi-detached, row dwelling or a permitted ancillary structure.
3. Facilitating the conversion of non-residential buildings.

4. Site plan control (see Section 12.15) may be used for residential intensification projects.

5. Targets for residential intensification shall be monitored through the review of residential building permit activity.

6. Rehabilitation and redevelopment of brownfield sites.

3.8 Special Needs Housing

The Municipality will engage the District of Thunder Bay Social Services Administration Board, social service agencies, service clubs and other agencies in planning for and delivering housing for:

1. Low to moderate income households;
2. Older persons;
3. Persons living with disabilities;
4. Residents requiring group homes and garden suites.

3.9 Settlement Areas

The Settlement Areas of Greenstone as shown on the Land Use Schedules will be the focus of residential and employment growth. The Settlement

Areas are designed to provide the land base and infrastructure required to accommodate the projected population, housing and employment growth of the Municipality. The Settlement Areas will continue to be developed on the principles of:

1. A compact form which promotes contiguous and phased development.
2. Residential intensification (see Section 3.7).
3. Optimizing the use of available infrastructure (e.g. water and sewage services, roads and utilities).
4. Available and adequate public service facilities.
5. Land Use compatibility.

The expansion of the Settlement Areas' boundaries are not anticipated within the life of this Plan; however, growth of the Northern Ontario Ring-of-Fire and a resurgence of the forest products industry and tourism may necessitate an expansion. Any potential expansion will comply with

the parameters set out in the Provincial Policy Statement for a comprehensive review (i.e. population and employment projections integrated with the existing capacity of or planned infrastructure and public service facilities) tailored to the local needs and circumstances.

(See Sections 4.4-4.10 for additional Settlement Area policies and Section 4.28 for Future Growth Areas.)

3.10 Rural Area

The Rural Area will be conserved principally for the management or use of natural and renewable resources, principally minerals, mineral aggregate resources, forestry and the protection of natural heritage and water features. Limited residential development (e.g. 3-5 units annually), resource-based commercial recreational uses (including recreational dwellings), and infrastructure and public service facilities appropriate to the rural setting (e.g. waste management facilities, communication facilities, energy facilities) and other uses may also be permitted (see Section 4.11

and 4.25 for comprehensive list of permitted uses in the Rural Area).

The Rural Area will be developed on the principles of:

- 1.** Cost-effective and sustainable development.
- 2.** Land use compatibility.
- 3.** Integration of development with the conservation of features of the natural environment.
- 4.** Stewardship of natural and renewable resources.
- 5.** stewardship of cultural heritage resources
- 6.** Planned rural infrastructure and public service facilities that is required in the rural area and which cannot be located in the settlement area.
- 7.** Promotion of recreation, tourism and rural-based economic development.

(See Sections 4.11-4.25 for additional Rural Area policies.)

4. COMMUNITY DEVELOPMENT

4.1 Introduction

Greenstone is a vast rural Municipality with a land base of 2,768 km² extending in excess of 190 km along Trans-Canada Highway 11 and TransCanada Pipeline corridors from Lake Nipigon to the municipal border east of Longlac. The Municipality is an amalgamation of four former municipalities, several First Nation Reserves and an extensive area without municipal organization. Over 95% of the population lives within the communities of Beardmore, Geraldton, Longlac, Nakina and Caramat while most of the balance lives in clusters along the shorelines of the many lakes that characterize the landscape.

Greenstone owes its genesis to the mining and forestry industries and resource-based employment will continue to play a significant role in the economic base in the future. The Northern Ontario Ring-of-Fire which comprises a large mineral deposit some 350 km north of the municipality along with a resurgence

in the forest products industry in Longlac and Nakina and tourism is expected to have a significant impact on Greenstone which will act as a service centre and bedroom community.

4.2 Goal Statement

To design and develop safe, and sustainable Settlement Areas which integrate the employment, housing and social needs of residents and businesses in a highly livable and functional urban environment.

4.3 Objectives

- 1.** To encourage a land use pattern that retains the integrity of the residential neighbourhood but which recognizes and is designed to accommodate neighbourhood-supporting non-residential uses (i.e. school, place of worship, long-term care home, recreational and administrative facilities and social services).
- 2.** To facilitate provision of sufficient land for projected housing and employment growth within the Settlement Areas.

- 3.** To provide for orderly, cost-efficient, compact and phased development.
- 4.** To ensure that all development has appropriate and adequate municipal services (infrastructure) and public service facilities.
- 5.** To avoid and/or mitigate land use conflicts.
- 6.** To conserve natural and cultural heritage resources.
- 7.** To enhance the quality of urban living through sensible community design.
- 8.** To enhance waterfront areas where appropriate.

4.4 Land Use Designations – Settlement Areas

- 1.** Land use designations within the Settlement Areas include:
 - a.** Residential District (see Section 4.5)
 - b.** Commercial District (see Section 4.6)
 - c.** Industrial District (see Section 4.7)

- d. Rural District (see Section 4.8)
 - e. Environmental Protection Area (see Section 4.9)
2. The boundaries of the various land use designations are illustrated on the Land Use Schedules.
 3. Development in any land use designation will only be permitted where there is sufficient capacity available in the municipal infrastructure prior to development being approved including:
 - a. Municipal sewage services (see Section 5.4)
 - b. Municipal water services (see Section 5.4)
 - c. Stormwater and drainage facilities (see Section 5.4)
 - d. Transportation services (see Section 5.8 – 5.10)
 - e. Waste management services (see Section 5.7)
 4. Development approvals will also consider whether public

service facilities are available and adequate (see Section 12.2).

5. The intent of the Plan as a development principle is to promote residential intensification within existing built-up areas. This should take the form of using vacant lands, and unused buildings within urban areas and community improvement areas and measures as set out in Section 3.7 of this Plan.
6. Studies or information may be required to support an application for development within any of the 'District' designations (see Section 12 - Planning Tool Kit and Section 2 - Interpretation).

4.5 Residential District

1. The scope of permitted land uses in the Residential District include:
 - a. Low, medium and high density housing types (see Section 3 - Housing and Growth - Management), mobile home parks and subdivisions. A group home shall be permitted in any residential neighbourhood and in

any zone where a residential use is permitted as a principle use.

- b. Public service facilities appropriate to and compatible with a residential neighbourhood such as parks, playgrounds, recreation and open space areas, community gardens, schools, places of worship, libraries, daycare facilities, long-term care homes and cemeteries.
- c. A neighbourhood serving commercial use may be permitted where a need is established, the use is compatible, and the access road has sufficient capacity. Examples include but are not limited to a convenience store, and a dry cleaning outlet.
- d. Accessory uses may include a bed and breakfast facility, home based businesses, and garden suites (subject to a temporary use by-law for a garden suite) (see Section 12.14). Home based businesses and home industries shall be legal and shall not create a public nuisance to surrounding residential uses. A bed and breakfast establishment shall be

permitted as an accessory use to a residential use provided the maximum number of guest suites is four (4) and a breakfast service is provided.

2. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.
3. All uses will be appropriately zoned. Residential uses, intensification projects, public service facilities and commercial uses may be subject to site plan control.
4. Development will occur primarily by plan of subdivision (see also Sections 4.26 and 12.18 for land division) and will be phased giving priority to the build-out of approved and contiguous subdivisions prior to new subdivisions where feasible.
5. Phasing may be used as a growth management tool within a single project to ensure that infrastructure and public service facilities are optimized before

developing new infrastructure or public service facilities.

6. Phasing should be planned to occur concurrently with residential intensification in order to provide for an integrated build-out of residential neighbourhoods. Phasing will be undertaken in conjunction with the installation of infrastructure having proven capacity for the proposed development. Future phases may be added within a Settlement Area without an amendment to this Plan or as part of the five year review.
7. Development will be subject to the community design principles of this Plan (see Section 4.10).
8. The Greenstone urban waterfront areas will be carefully planned as public places for open space uses, tourist facilities and commercial uses integrated with the surrounding residential neighbourhoods.
9. Consideration may be given to the establishment of an urban mining camp as a temporary residential facility provided the camp can be integrated into and is compatible with surrounding residential land uses. A range of housing types may be permitted as well as

staging areas for passenger and shuttle services.

4.6 Commercial District

1. The scope of permitted land uses in the Commercial District include:
 - a. A full range of commercial uses such as retail stores, service commercial uses, personal service uses (examples include but are not limited to hair care, pet care, repair shops, computer services), business offices, financial services.
 - b. Uses that depend on the travelling public or substantial traffic flows and which are important to services (examples include but are not limited to automotive uses, auto and recreational vehicle sales and services), accommodation, restaurants and eateries, convenience stores, grocery stores, gift shops, and antique stores.
 - c. Existing residential uses and new residential uses where they can be compatibly integrated (i.e.

mixed use buildings and standalone).

- d.** Public service facilities and infrastructure designed to service the commercial district, or which are appropriate in a commercial area (i.e. ambulance station, emergency facilities, renewable energy systems).
- e.** Accessory uses may include parking, loading and storage facilities, administrative uses and accessory dwelling units. Storage containers shall be permitted subject to controls (i.e. number, height, location).
- 2.** Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.
- 3.** All uses will be appropriately zoned. Commercial uses may be distinguished between general and highway commercial uses. Highway commercial uses should be strategically located where they benefit from exposure to large volumes of traffic. All land

uses will be subject to site plan control (see Section 12.15).

- 4.** Development will be subject to the community design principles of this Plan (see Section 4.10) and residential uses shall be integrated to avoid or mitigate adverse effects from non-residential land uses through such techniques as:
 - a.** Appropriate separation distances;
 - b.** Buffering and screening using landscaping, fencing intervening buildings, parking areas and amenity areas;
 - c.** Noise attenuation;
 - d.** Dust and air quality controls;
 - e.** Designing areas to be pedestrian and cycling friendly;
 - f.** Designing to retain and enhance features of the natural environment wherever feasible.

4.7 Industrial District

- 1.** The scope of permitted land uses in the Industrial District include:
 - a.** Class I, II and III industrial uses as classified by the Ministry of Environment and Climate Change Guideline D-6 (e.g. light, medium and heavy industries).
 - b.** Industrial uses servicing the resource sector.
 - c.** Commercial uses designed to service or appropriate within an industrial area including but not limited to business offices, rental establishments, financial uses, bulk and individual storage facilities, fuel and energy supplies, restaurants and private clubs.
 - d.** Public service facilities and infrastructure designed to service the industrial district, or which are appropriate in an industrial area (i.e. ambulance station, emergency facilities, renewable energy use or system).
 - e.** Accessory uses may include parking, loading and storage facilities, warehousing and

administrative uses but shall not include an accessory dwelling unit. Storage containers shall be permitted subject to controls (i.e. number, height, location).

2. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.
3. All uses will be appropriately zoned. Industrial uses may be distinguished and segregated by Class of industrial use and separation requirements. Other permitted uses may also be zoned to control type, location and compatibility. All land uses will be subject to site plan control (see Section 12.15).
4. The Industrial District as designated on the Land Use Schedules will be designed and developed to ensure that the integration of land uses are compatible or where adverse effects can be satisfactorily mitigated as determined through a technical study based on Guideline D-1 or D-6, of the

Ministry of the Environment and Climate Change.

4.8 Rural District in a Settlement Area

1. Uses will be generally limited to existing uses or uses which do not preclude the future orderly development of a Settlement Area. The scope of permitted uses include:
 - a. An existing use.
 - b. Open space, community garden, outdoor recreation, conservation, park or parkland use.
 - c. Forestry use.
 - d. A bulk storage or other storage use or facility.
 - e. A public service use.
 - f. A cemetery.
 - g. An alternative or renewable energy use or system.
 - h. A temporary use subject to Section 39 of the *Planning Act* (see Section 12.14).



2. A change of use to a use permitted in the Residential, Commercial or Industrial Districts will require an amendment to the official plan subject to Section 3.9 of this Plan.
3. Lands within the Rural District designation shall be appropriately zoned for the scope of permitted uses and associated zone regulations and may be placed in a holding zone (see Section 12.11).

4.9 Environmental Protection Area

1. The scope of permitted land uses in the Environmental Protection Area include:
 - a. A conservation use, park or open space use, golf course excluding buildings and structures

- b. Uses which by their nature must locate in an environmental protection area, including flood and /or erosion control works, bank stabilization projects or infrastructure such as a sewage outfall or water supply intake.
2. The applicable policies of Sections 8.11 – Natural Hazards and 8.12 – Flood Hazard shall apply.
 3. The Municipality is not obliged to accept any lands in an Environmental Protection Area for parkland dedication under Section 42 of the *Planning Act*.

4.10 Community Design Principles

1. Good community design seeks to create a safe, functional and attractive built environment. The Municipality is committed to achieving a high standard of community design through applying the following community design principles in the review and approval of development applications:

2. Create streets and public places that are safe, lively and comfortable:

- a. Design street lighting and site lighting for clarity of night-time visibility and safety for pedestrians, cyclists and motorists;
- b. Create play areas and public places or common areas which provide opportunities for social interaction, public events and recreation or leisure activities and which are clearly accessible to all users;
- c. Separate pedestrian, cycling and motorized activities wherever possible;

3. Create opportunities for energy conservation:

- a. Orient buildings to take advantage of solar gain;
- b. Retain/plant and maintain shade trees for summer cooling and winter shelter;
- c. Encourage energy efficient construction (e.g. LEED);

- d. Encourage the installation of micro-scale alternative and renewable energy systems (e.g. solar panels, wind turbines);
- e. Encourage recycling of stormwater run-off.
- f. Encourage the use of green infrastructure and systems (e.g. use of permeable surfaces, swales, rainwater catchment devices and vegetation, and passive design by landscaping, geothermal facilities, biological wastewater treatment systems, passive, bio-based and solar-based energy systems and facilities, use of recycled building and construction, and renewable resource materials, waste diversion, etc.)

4. Create a safe liveable Winter Municipality:

- a. Build in measures to protect pedestrians and properties from the impacts of climate such as minimizing snow drifting at entrance points to

buildings and at emergency exits, avoiding structures which allow snow or ice to fall onto sidewalks or pedestrian pathways, using landscaping for summer cooling or shelter from wind, maximizing sun light penetration, avoiding sun shadow on adjacent properties, providing weather protected pedestrian spaces;

- b.** Provide for snow storage in site design;
- c.** Ensure that signage for accessible facilities are visible under Winter conditions.

5. Ensure compatible design:

- a.** Industrial uses with significant nuisance impacts should be directed away from residential uses. Reference should be made to MOE D-1, D-6 and NPC-300 Guidelines.

6. Design with Nature:

- a.** Integrate the protection of natural features into the design of subdivisions and sites through zoning and site plan control (e.g.

escarpments, river valleys, woodlots, rock outcrops);

- b.** Provide for tree replacement plans and construction mitigation plans for all new development;
- c.** Maximize the retention of existing (native) vegetation for all development and provide for the reinstatement, restoration or enhancement of vegetated areas wherever feasible;
- d.** Minimize grading and hydrogeological changes to avoid disruption to natural ecosystems;
- e.** Retain, detain and recycle stormwater to avoid excess run-off, erosion and sediment discharge.

7. Design for accessibility and circulation:

- a.** Incorporate barrier-free design for new development;
- b.** Incorporate standards for accessible parking into zoning

and site plan control agreements;

- c.** Provide sight triangles at street intersections;
- d.** Provide adequate intersection spacing for streets and driveways with unobstructed sight lines;

8. Site Design:

- a.** Provide barrier-free access from buildings to sidewalks through dedicated pathways or sidewalks;
- b.** Locate parking areas in close proximity to building entrances. However, parking areas shall generally be located to the side or rear of buildings;
- c.** Provide adequate lighting levels and uniform coverage in parking areas and pedestrian walkways. Screen lighting from glare onto adjacent residential properties and public streets;

- d.** Provide clearly defined access routes and signage for designated fire routes;
- e.** Provide convenient and easily visible locations for accessible parking, bicycle and motorcycle parking including the provision of end trip facilities for bicycles (e.g. bike racks). Encourage the provision of parking areas for motorized mobility aids;
- f.** Locate storage areas or provide adequate visual buffering to fully screen from adjacent public streets and sensitive land uses;
- g.** Locate drive-through windows/services away from residential areas;
- h.** Provide adequate off-street stacking spaces for drive-through facilities and to avoid illumination of vehicle headlights on neighbouring properties.

9. Built-Form

Encourage and plan for new development that is consistent with the current height and

density of the existing built- form within the settlement areas. In the rural area, new development should be consistent with the low density large lot built-form character of the municipality. Shoreline development should also be designed to be low density where the built-form respects and supports the conservation of the natural environment to the best extent possible.

4.11 Rural Area

- 1.** The Rural Area will be conserved for land uses including:
 - a.** The management or use of natural and renewable resources, including agriculture, mining, mineral aggregate resources, forestry, water resources and peat extraction.
 - b.** Resource-related commercial and industrial uses.
 - c.** Public Service Facilities.
 - d.** Rural Residential uses.
 - e.** Shoreline Residential.

- f.** Resource-based Recreational Commercial uses.
- g.** Commercial Kennels.
- h.** Communication facilities.
- i.** Airport District.
- j.** Cemeteries.
- k.** Renewable and alternative energy systems including water power resources.
- l.** Waste management facilities.
- m.** Other rural land uses as specified.
- n.** Accessory uses such as home based businesses, home industries, bed and breakfast establishment. Home based businesses and home based industries are subject to Section 5.8.1 (h).
- 2.** Policies for land uses other than those listed in Section 4 may be found in Plan as follows:
 - a.** Mineral Aggregate Resources (see Section 9)

b. Mining (see Section 10)

c. Waste Management (see Section 5.7)

4.12 Agriculture

1. There are no lands utilized or identified as prime agricultural lands in the Rural Area. The intent of this Plan is to permit agriculture as a land use including a livestock operation.
2. Agriculture-related uses may be permitted in a designated Industrial District.
3. The Minimum Distance Separation (MDS) Formulae I and II, as amended from time-to-time, of the Ministry of Agriculture, Food and Rural Affairs shall be applied (in support of a development application) to reduce incompatibility concerns about odour from livestock facilities and/or manure storage facilities and any non-farm uses. The MDS Formulae II will not apply to the rebuilding of a building destroyed by natural causes (e.g. fire, flood), provided that the rebuilding does not further

diminish the applicable distance separation.

4.13 Peat Extraction

Substantial peat resources exist within the Municipality. Peat harvesting and extraction shall be permitted including ancillary activities including but not limited to stock piling, screening, mixing, handling, processing, weighing, shipping. Extraction may be subject to the *Environmental Assessment Act* and the *Electricity Projects Regulation O. Regulation 116/01*. The applicable policies of Sections 8.5 – 8.8 shall be considered in the review of any application for a zoning amendment to permit peat extraction including any associated studies or information.

4.14 Forestry

The Municipality recognizes the importance of forests as a renewable and sustainable resource and encourages sustainable timber harvesting and silviculture activities in the management of forests by private and commercial property owners. The Municipality recognizes that other land uses may co-exist with timber operations such as outdoor recreation, eco-tourism, trapping, traditional Aboriginal land

use activities. Forestry and these other land uses are permitted in the Rural Area.

4.15 Resource-related Commercial and Industrial uses.

1. Resource-related commercial and industrial uses shall be permitted by an amendment to the zoning by-law subject to the following criteria:
 - a. The proponent demonstrates that the proposed use is resource-related or more appropriately located in a rural setting.
 - b. The use is a dry-industry.
 - c. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements including on-site sewage and water services subject to Section 5.4.5.
 - d. All uses will be appropriately zoned. Industrial uses may be distinguished and segregated by Class of industrial use and

separation requirements. Other permitted uses may also be zoned to control type, location and compatibility. All land uses will be subject to site plan control (see Section 12.15).

- e. Any industrial use will be designed and developed to ensure that the integration of land uses are compatible or where adverse effects can be satisfactorily mitigated as determined through a technical study based on Guideline D-1 or D-6, of the Ministry of the Environment and Climate Change.
- f. A salvage yard shall be permitted where the operation is visually screened from a public road and adjacent uses, and provisions are made for the on-site storage and management of waste materials, fuels, and lubricants.
- g. The proposed use meets the criteria set out in Section 10.6.

h. Highway commercial type uses may also be permitted.

i. All resource-related commercial and industrial uses are subject to site plan control (see Section 12.15).

4.16 Public Service Facilities

Public Service Facilities are permitted where they service rural development or are more appropriately located in a rural setting.

4.17 Rural Residential

1. Limited residential uses including resource-related accessory dwellings are permitted on existing lots of record or on lots created by consent (see Sections 4.26 and 12.18). New lots shall have a minimum frontage of 60 metres, a lot area of 0.8 hectare and frontage on publically maintained road.
2. Residential dwelling types are limited to single and two-unit dwellings. Second units shall be permitted in accordance with the Section 3.7.2 except on lakes at capacity (see Section 8.9) and in Shoreline residential areas where

the conditions for individual on-site services cannot be met as set out in Section 5.4.6.

4.18 Shoreline Residential

1. Shoreline recreational residential dwellings may include seasonal and limited permanent residential uses on separate lots; however, only seasonal residential uses are permitted on seasonally maintained public roads and on water access only lots.
2. New shoreline residential development shall be directed to lands that are physically suitable for development in their natural state in an effort to maintain the unique character of shoreline areas.
3. New shoreline lots shall have a minimum frontage of 60 metres and a lot area of 0.8 hectare.
4. Shoreline development will typically be confined to lands within 300 m of an inland lake or major river and only on a water body that has development capacity. Approval of shoreline development is subject to the

policies of Section 8.9 – Lake Capacity of this Plan.

5. Shoreline residential uses may include accessory uses subject to Section 8.9 Lake Capacity as follows:
 - a. Guest cabin (Bunkie) or loft over a garage to a maximum of one per lot;
 - b. Garden suite on a lot not occupied by a guest cabin or loft over a garage
6. Back-lot development will only be permitted on a waterbody with development capacity (see Section 8.9 – Lake Capacity).
7. Shoreline residential may occur by plan of subdivision, condominium or by consent (see Sections 4.26 and 12.18).
8. Shoreline residential development shall comply with Section 5.4.6 for individual on-site sewage disposal, Section 5.9 for access requirements, Section 8.10 – Shoreline Management of this Plan, Section 8.5-8.7 – Natural Heritage Section 10.6 – Mineral

assessment, and Section 11.9 - Archaeological Resources.

9. All new lots on islands shall possess title to a freehold shoreline lot on the mainland for use as a parking and staging area.
10. Shoreline development shall be subject to a zoning amendment and site plan control (see Sections 12.10 and 12.15).

4.19 Resource-Based Recreational Commercial Uses

1. Resource-based recreational commercial uses such as tourist establishments, campgrounds, marinas, golf courses, adventure sports facilities, recreational trails, ski hills and facilities for winter sports and recreational or leisure uses are permitted in the Rural Area subject to meeting the applicable policies of Sections 5.4.5, 5.9, 8.10 and 8.11.
2. In considering an application for a zoning amendment to permit the development of a resource-based recreational commercial use,

consideration shall be given to the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan. Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

3. Accessory uses to the above uses may include accommodation for operators, equipment and supply services and service commercial related uses (e.g. restaurant/dining facilities, retail outlets and concessions).
4. Resource-based recreational commercial uses shall be subject to a zoning amendment and site plan control (see Sections 12.10 and 12.15).

4.20 Commercial Kennels

Kennels for commercial breeding or boarding shall be permitted by an amendment to the zoning by-law in the Rural Area provided lot sizes and/or separation distances are large enough to mitigate noise impacts on adjacent properties occupied or zoned for a residential use.

4.21 Communication Facilities

Communication facilities where they meet Industry Canada standards and appropriate consultation protocols.

4.22 Airport District

1. Airports including water-based air services are recognized and permitted subject to meeting the applicable requirements of Transport Canada and to meeting environmental (e.g. fuel, waste storage, sewage disposal) and noise attenuation requirements.
2. Sensitive land uses shall be buffered and/or separated through appropriate design to prevent adverse effects from noise, odour and other contaminants. New residential development shall be prohibited in the vicinity of airports and water-based air services where noise

levels are determined to exceed 30 NEF/NEP. Infill and redevelopment may be permitted in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term operation of the airport. Development will not be permitted which may cause a potential aviation hazard.

3. At the Greenstone Regional Airport and the R. Elmer Ruddick Municipal Airport, land uses and services including industrial and commercial uses such as manufacturing, assembly, maintenance, processing, fabrication, storage and/or warehouse uses and research establishments that benefit from their proximity to the airport the airport or enhance the economic base of the Municipality are permitted. Other permitted uses may include outfitter administration and staging uses, bulk fuel storage, warehousing and storage facilities, aeronautic related training and educational facilities

4. Development shall meet the applicable policies of Section 5.4.5 for on-site servicing. Lot sizes shall be adequate for the intended use (including parking, loading, access). Any industrial use will be designed and developed to ensure that the integration of land uses are compatible or where adverse effects can be satisfactorily mitigated as determined through a technical study based on Guideline D-1 or D-6, of the Ministry of the Environment and Climate Change.

4.23 Cemeteries

1. Cemeteries for the interment of human remains are permitted in the Rural Area provided they comply with the *Funeral, Burial and Cremation Services Act, 2002*.
2. A pet cemetery for the internment of a domestic pet shall be permitted where determined to be compatible with surrounding land uses.

4.24 Renewable and Alternative Energy Systems

Renewable energy projects may have impacts on public health, public

safety and the natural environment. All class 3 wind facilities with an electrical power output of 50kW or greater and a sound power level equal to or greater than 102 dBa shall comply with the *Green Energy Act* and O. Reg. 359/09 with respect to setbacks from property, road and railways. Commercial wind and solar projects will not be permitted in a Settlement Areas except in an Industrial District.

All renewable energy projects including wind and solar systems with an electrical power output which does not require a provincial approval will be permitted in the Rural Area provided they are compatible with surrounding land uses, minimize or avoid the clearance of mature tree/canopy cover, and meet any prescribed setback and buffering requirements established by the Municipality in the zoning by-law.

4.25 Other Land Uses

Other land uses permitted in the Rural Area shall include:

- 1.** Portable asphalt plants and portable concrete plants, and wayside pits and quarries without

an amendment to this Plan or the zoning by-law.

- 2.** Existing uses including industrial uses.
- 3.** A hunt camp designed to provide rudimentary short-term accommodation for hunting, fishing or eco-tourism shall be permitted on an existing lot provided the lot has a legal access.
- 4.** Infrastructure required to service the Rural Area or which extends through the Municipality (e.g. rail facilities and highway infrastructure corridors). (See Section 5 - Infrastructure).

4.26 Land Division

- 1.** Within a Settlement Area, consents may be granted in accordance with the following policies:
 - a.** The consent shall conform to the Settlement Area policies of Section 4 of the Plan;
 - b.** A maximum of three severed lots and 1 retained lot per holding may be permitted;

- c.** Consents may be granted for infilling and small-scale developments for areas that are substantially developed;
 - d.** Consents may be granted for assembling land for future uses;
 - e.** Consents may only be granted where the developable portion of the lot is sufficient to meet all zoning standards (*example: portions of a lot within an unstable slope (hazardous site) shall be excluded from the calculation*);
 - f.** Consents may be granted for lot enlargement, lot boundary adjustments/corrections, road widening/allowances, discharge of mortgage, easements etc. and title correction purposes.
- 2.** Within the Rural Area, consents may be granted in accordance with the following policies:
 - a.** The consent shall conform to the Rural Area policies of this Section of the Plan (Note: includes policies for Mineral

Aggregate Resources, and Mining).

- b.** A consent may be granted for a residential lot in the Rural Area where the proposed lot will not conflict with an existing or proposed resource use (see Section 10.6).
- c.** A maximum of three severed lots and 1 retained lot per holding may be permitted;
- d.** Consents may only be granted where the developable portion of the lot is sufficient to meet all zoning standards (*example: portions of a lot within an unstable slope (hazardous site) shall be excluded from the calculation*);
- e.** Consents may be granted for lot enlargement, lot boundary adjustments/corrections, road widening/allowances, discharge of mortgage, easements etc. and title correction purposes.
- f.** Consents may be granted for a water access lot only (e.g. island or remote and

inaccessible shoreline on a lake) provided there is public access and parking is available on the lake or main land suitable for accommodating the parking needs for vehicles and boat trailers.

(See also Section 12.18 for subdivision and consent criteria)

4.27 Crown Land

- 1.** The Municipality has no authority to regulate land use on Crown Land or on First Nation Reserves, but encourages Federal and Provincial governments and agencies to be consistent with the policies of this Plan as it relates to the issuance of tenure, occupational authority and permitted undertakings on Crown Land and Reserves.
- 2.** Where Crown Lands are proposed to be patented in accordance with applicable legislation and regulations, an official plan amendment may be required to illustrate the lands subject to the policies of a particular land use district. A zoning by-law

amendment will be required to recognize the uses or uses proposed for the patent land. In reviewing a zoning by-law amendment, in this context, the Municipality will expect the proponent to conform to other applicable policies in this Plan.

- 3.** Crown Lands are not specifically illustrated on the Land Use Schedules and while they may fall within a particular land use district designation, the corresponding policies are not intended to apply except where the lands are disposed of as patent.

4.28 Future Growth Areas

- 1.** Future Growth Areas are identified on the Land Use Schedules that may be required in order to meet projected development needs associated with projects such as the Northern Ontario Ring-of-Fire and local mining and industrial developments. The Future Growth Areas are not a land use designation, but rather are an 'overlay' used to identify candidate areas which may be

incorporated into a Settlement Area.

- 2.** Planning for the development of any of the Future Growth areas shall require an amendment to this Plan. Prior to considering an amendment, Council shall be satisfied that the adjacent settlement area has been built out or that there are no more opportunities for growth on the basis of infill and residential intensification.
- 3.** An amendment to the official plan shall be consistent with the Provincial Policy Statement requirements for a comprehensive review. The comprehensive review shall be based on the following land use and development criteria:
 - a.** Population, housing and employment projections;
 - b.** The land base, infrastructure and public service facilities required to accommodate projected growth;

- c.** The projected costs and phasing of development having regard to Sections 4.5.5, 4.5.6 and 12.11;
 - d.** How best to accommodate the development while protecting provincial interests. Consideration shall be given to studies that assess impacts of projected development on natural heritage (section 8), natural and cultural heritage resources (sections 9, 10 and 11).
- 4.** Development shall only be permitted where municipal sewage and water services, waste management systems and transportation services have additional capacity or are planned to accommodate growth and are integrated with projected new development. Planned infrastructure shall consider the financial viability of infrastructure and transportation services over the life cycle of these assets as demonstrated through asset management planning.
 - 5.** New growth shall only be permitted where it has been

confirmed that there are adequate public service facilities such as health care, recreation, schools and community services including emergency services to accommodate the expected population, housing and employment growth.

- 6.** The amendment to the official plan shall include a land use plan which establishes the proposed land use pattern for the settlement area based on the land use designations and the associated policies of Sections 4.4-4.7 of this Plan.
- 7.** The incorporation of a future growth area into a Settlement Area will in many circumstances require the disposition of Crown Land designation subject to Section 4.27 of this Plan.

5. INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

5.1 Introduction

The growth and prosperity of the Municipality is dependent on infrastructure to service development. The intent of the Plan is to ensure that the Municipality is built on good roads, adequate water, sewer and waste disposal services, utilities and supportive rail facilities.

5.2 Goal Statement

To provide infrastructure to meet service level needs for Settlement Areas and the Rural Area of the Municipality.

5.3 Objectives

The goal statement will be supported by the following objectives:

- 1.** To plan, design and upgrade infrastructure for existing and new development.
- 2.** To integrate Municipal, provincial and private sector infrastructure services.

- 3.** To protect transportation and infrastructure corridors.
- 4.** To monitor the capacity of infrastructure to meet projected growth targets.
- 5.** To encourage, support and facilitate the design of an active travel system for pedestrians, and cyclists.
- 6.** To support the adaptive re-use of infrastructure and require consideration of life-cycle costing through the Municipality's Asset Management Plan.

Policies

5.4 Water, Wastewater and Stormwater

- 1.** The systems for water distribution and treatment, wastewater collection and treatment, and stormwater collection and release will be designed, built and operated in a manner which protects public health and safety, minimizes negative impacts on the natural environment, meets the requirements of the approval authority and meets current and

projected needs to support development in accordance with the Community Development policies of this Plan (see Section 4).

- 2.** All development applications will be evaluated to determine whether the Municipality water, wastewater and storm water services have adequate servicing capacity including reserve sewage system capacity and reserve water system capacity to support the proposed development within the Settlement Areas of Greenstone. Proponents will be required to undertake an assessment of the reserve capacity for municipal sewage and/or water services as part of the evaluation. Development will not be approved where the servicing capacity is insufficient.
- 3.** Within the Settlement Areas of Beardmore, Geraldton, Nakina Longlac and Caramat, development will be serviced with municipal water and municipal sewage systems provided that the systems are planned, integrated with the policies of the official

plan for land use development in meeting current and projected needs and are financially viable over the life cycle of the infrastructure where determined through the Municipality's Asset management Plan.

- 4.** Within the Settlement Areas of Geraldton North, Rosedale Point, Little Longlac and a small section of southwest Geraldton, development on partial services shall only be permitted in the following circumstances:
 - a.** To service existing development, including redevelopment and extensions to existing buildings;
 - b.** Where partial services are necessary to address failed individual on-site sewage and water services in existing development; or
 - c.** Within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- 5.** Stormwater facilities will be designed and constructed using best management practices including the prevention of increased contaminant loads, minimizing changes in water balance and erosion, maximizing the use of vegetation, stormwater attenuation and re-use and by not increasing risks to human health and safety and property damage.
- 6.** In the Rural Area development may be serviced with on-site individual water and sewage services provided:
 - a.** The proponent provides a letter from the approval authority stating that the site is suitable for sewage disposal; and the proponent provides a letter from a hauled sewage provider stating that there is sufficient reserve sewage system capacity off-site for hauled sewage.
 - b.** The proponent demonstrates that a potable supply of water is available.
 - c.** The lot size and configuration and site conditions are suitable for the long-term provision of water and sewage services with no negative impacts.
 - d.** That a servicing options statement and hydrogeological report prepared by a qualified professional is submitted for a plan of subdivision.
 - e.** That the Municipality will not provide the unjustified or uneconomical extension of infrastructure to the Rural Area (e.g. extension of municipal sewage and water systems).

5.5 Geraldton Water Supply Area

No development shall be permitted in the Geraldton Water Supply Area as shown on the Land Use Schedule including filling or dredging or shoreline alteration. Activities associated with pipeline maintenance or reconstruction or expansion may

be permitted where authorized through an environmental assessment process. Forest industry operations and related buildings or storage uses may be permitted where appropriate measures, satisfactory to the Municipality are undertaken to avoid or mitigate negative impacts on water quality within the water supply area. Maintenance of roads is permitted while new roads shall be subject to an approval under the Environmental Assessment Act.

The Municipality may use the holding provisions of Section 36 of the *Planning Act* to restrict or prohibit development until technical evidence is provided that demonstrates that there will be no risk and/or that the impacts may be mitigated. Protection or mitigation measures may include the use of zoning, site plan control or other appropriate planning tools.

*Water Treatment Plant -
Geraldton*



5.6 Nakina Well Head Protection Area

The Nakina Well Head Protection Area (WHPA) is recognized as a special protection area where land uses will be restricted or prohibited which have the potential to contaminate the municipal water supply for the community. The Municipality will require an applicant proposing development within the WHPA illustrated on the Land Use Schedule to submit a hydrogeological study or technical evidence that predicts the potential impact of the land use on the municipal well. Where adverse effects are identified, the study shall provide for protection and/or

mitigation measures to avoid negative impacts.

The Municipality may use the holding provisions of Section 36 of the *Planning Act* to restrict or prohibit development until technical evidence is provided that demonstrates that there will be no risk and/or that the impacts may be mitigated. Protection or mitigation measures may include the use of zoning, site plan control or other appropriate planning tools.

5.7 Waste Management Systems

1. Waste management systems means sites and facilities to accommodate solid waste including landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots. The Municipality will manage and coordinate waste management systems in accordance with best management practices and provincial regulations.
2. Proposed development within 500 m of the perimeter of a fill area of an active or closed site will require verification from a

qualified professional that there will be no impacts from the waste management system on the proposed use that cannot otherwise be appropriately mitigated. Uses exempted from verification include infrastructure, forestry activities, extractive operations, mining activities and agricultural activities except animal husbandry. Closed or inactive sites may be used for other land uses subject to meeting the requirements of the *Environmental Protection Act*. See Guideline D-4 Land Use on or Near Landfills and Dumps for requirements for development in areas adjacent to landfills.

5.8 Transportation

1. Provincial Highways

- a.** Provincial highways are shown on the Land Use Schedules.
- b.** In addition to all the applicable municipal requirements, all proposed development located within the Ministry of Transportation permit control area will be subject to the Ministry of Transportation (MTO) approval under the

Public Transportation and Highway Improvement Act.

- c.** Any new areas in the Municipality identified for future development that are located within MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO's access management policies, standards and requirements. Direct access may be discouraged and often prohibited.
- d.** Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. This may include a traffic and drainage/stormwater management study. An illumination study may be required for a retail facility.
- e.** Any new roads proposed to be connected to a provincial highway are subject to provincial approval including

spacing requirements between intersections.

- f.** Noise and vibration studies using the NPC-300 MOE Guideline Environmental Noise guideline, Stationary and Transportation Sources – Approval and Planning may be required prior to considering whether development should be approved adjacent to a provincial highway.
- g.** Outdoor storage on properties abutting a provincial highway shall be visually screened and appropriately located to ensure that these uses are not a distraction to the travelling public.
- h.** The conversion of a home based business or home industry with frontage on a provincial highway shall not be permitted where the effect is to create a change in an entrance from a residential or farmstead entrance to a commercial or industrial entrance or to create a new or separate entrance. A

severance that would result in a separate entrance to a business will also not be permitted.

- i. A second entrance for a property owner whose land lies beyond the permit control area and requests access to a provincial highway via another property owner's entrance will not be permitted.
- j. The Municipality will liaise with MTO to designate and integrate cycle routes on provincial highways and linkages to Municipal cycling routes.
- k. Any proposals for snowmobile and trail crossings of a Provincial highway will require prior approval of MTO. Crossings are generally permitted, Trails running along the highway right-of-way are not permitted.
- l. Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and

front onto a local internal street.

5.9 Municipal Roads and Access Requirements

- 1. The Municipality's road network consists of local streets in both an urban and rural setting. Local roads will be the primary means of access to properties.
- 2. With the exception of island development and water access only development, all development shall front on a year-round-maintained public road or on an existing lot of record on an existing private road. New development may be permitted in a vacant land condominium where the internal private road has direct access to a public road.
- 3. Local roads function to distribute traffic from the provincial highway network system to individual properties, typically over short distances.
- 4. The Municipality will control access, parking, truck routes and traffic signalization as measures to ensure efficient movement of



Railway Station - Nakina

traffic, pedestrians and cyclists. Traffic management studies may be required for development to assess traffic impacts and determine needed improvements (e.g. road widening, taper lanes, intersection improvements, traffic calming, signalization, crosswalks, and noise/vibration).

- 5. Where practical, the design of new streets or redevelopment of existing streetscapes will include the integration of active travel facilities for pedestrians, and cyclists.
- 6. Local streets will be maintained in accordance with the Municipality's level of service and upgraded or replaced in accordance with the

Municipality's Asset Management Plan.

7. The construction standard for new streets will generally coincide with the provincial standard with a right-of-way width of 20 m.

5.10 Rail Facilities

The function of the railway is important to the economy and way-of-life in northwestern Ontario. To protect rail facilities as a transportation corridor, sensitive or incompatible land uses will be directed away from the corridor and/or the impacts of noise will be appropriately mitigated using NPC-300 MOE Guideline Environmental Noise guideline, Stationary and Transportation Sources – Approval and Planning.

5.11 Infrastructure Corridors

Infrastructure corridors and rights-of-way for pipelines, power transmission lines, provincial highways, provincially planned infrastructure corridors and Municipal infrastructure will be protected from land use development that could negatively affect the use of these corridors.

In particular, Trans-Canada Pipe Lines Limited operates high pressure natural gas pipelines within its right-of-way which crosses the Municipality and is identified on the Land Use Schedules. Any development within 200 m of TransCanada's facilities may affect the safety and integrity of the pipeline.

TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating development in proximity to the pipelines. This includes approval requirements for activities on or within 30 m of the right-of-way such as an excavation, blasting and any movement of heavy equipment. New development can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Municipality shall require early consultation with TransCanada or its designated representative for any development proposals within 200 m of its facilities.

No permanent building or structure may be located within 7 m of the

pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 m from the limit of the right-of-way. No building or structure is permitted within 3 m of the right-of-way.

In areas of built-up development, the Municipality will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

5.12 Public Service Facilities

All development applications will be evaluated to determine whether the public service facilities are or will be capable of supporting the proposed development at acceptable levels of service, notably schools, health care facilities and emergency services. The municipality supports and encourages the co-location of public service facilities within community hubs where appropriate in order to promote cost-effectiveness and facilitate service integration and access to active transportation. Community hubs are especially encouraged in the Settlement Areas.

5.13 Fire and Emergency Services

Fire protection will be considered in making land use decisions by considering the following matters:

1. Ensuring that response times can be met.
2. Ensuring that Fire Services has the capability to fight/suppress the fire based on the Building Code occupancy.
3. Ensuring that fire routes provide uninhibited access for fire vehicles (and all other emergency vehicles).
4. Ensuring that the requirements of the Building Code and Fire Code be met.
5. Providing, wherever possible an alternate access route.
6. Ensuring that the construction and maintenance standard for a road is adequate to accommodate fire vehicles/apparatus and other types of emergency vehicles such as ambulances.
7. Ensuring that the source of water supply and pressure will be adequate for fire suppression.

8. Ensuring that the Emergency Measures Plan is up-to-date and updated on a regular basis.

9. Ensuring that planning for infrastructure and public service facilities includes consideration for emergency services.

10. Ensuring that fire protection for wildland fires and on Crown Lands is coordinated with the Ministry of Natural Resources and Forests.

5.14 Police Services

Community safety will be considered in land use decision making through continued coordination between the Municipality and the local Ontario Provincial Police.

5.15 Accessibility

The intent of the Official Plan is to improve the quality of life for residents and visitors with disabilities through the following measures:

1. Providing for barrier-free access of public buildings, institutions, and public spaces (e.g. schools, halls, libraries, arenas), parks and playgrounds, dwelling units, offices, stores, theatres and other types of facilities.
2. The Municipality has and will continue to lead by example by

demonstrating steps that it has taken to improve conditions and continually recognize the need for barrier-free access.

3. New development, whether it is commercial, residential, industrial or institutional, will be required to meet accessibility requirements such as accessible entrances and exits, barrier-free parking spaces and elevators for multiple-level buildings.

4. The Plan recognizes the need for pedestrian protection and convenience in the public realm. Sidewalks can be the most important pieces of infrastructure for accessibility reasons, as well as everyday mobility. Sidewalks, pathways and paved shoulders should be appropriately designed, constructed and maintained to facilitate barrier-free use where required. Wherever possible, sidewalks should be required on both sides of the street.

5. Site plan control will be used to require facilities to be designed and intended to have regard for persons with disabilities (see Section 12.14).

6. Community improvement projects will include as a criterion, the review of facilities for accessibility

and the retrofitting of buildings and facilities to make them accessible.

7. In recognizing that not all facilities can easily be made accessible to all persons with disabilities, efforts will be made to ensure that facilities are made accessible in accordance with the built environment and the design of public spaces requirements of public accessibility legislation.

5.16 Adaptive Re-use of Infrastructure

The Municipality will incorporate the adaptive re-use of infrastructure as part of planning for current and projected infrastructure needs to service development and will incorporate the principle of life-cycle costing in the design of infrastructure as part of the Municipality's asset management planning. (e.g. Asset Management Plan).

5.17 Renewable and Alternative Energy Systems

Renewable energy projects may have impacts on public health, public safety and the natural environment. All class 3 wind facilities with an electrical power output of 50kW or greater and a sound power level

equal to or greater than 102 dBa shall comply with the *Green Energy Act* and with O. Reg. 359/09 with respect to setbacks from property, road and railways. All renewable energy projects with an electrical power output which does not require a provincial approval will be permitted in the Municipality provided they are compatible with surrounding land uses, minimize or avoid the clearance of mature tree/canopy cover, and meet any prescribed setback and buffering requirements established by the Municipality in the zoning by-law.

Alternative energy systems and renewable energy projects will be encouraged in support of reducing greenhouse gases. Projects may be sponsored by the private sector or by the municipality.

6. HEALTHY COMMUNITIES

6.1 Introduction

A healthy community is made up of many components. They may be broadly classified as physical, social, economic and environmental. A healthy community physically, is one with good roads, adequate parks and playgrounds, clean air and water; is one that maintains buildings in good repair; is a community that avoids land use conflicts (e.g. locating a junk yard beside a school). In other words, it is a community that takes pride in its appearance and image. Social health may mean the provision of medical, social and community services that are important to our mental and physical health. Proactive physician recruitment, wellness programs, best health care for the community are some examples. Environmental health may mean cleaning up a river bed, a beautification program for hamlet, conserving fish and wildlife habitat or a source water protection program. From an economic standpoint, a healthy community implies steady employment, new business

development and most of all a collective energy by residents and businesses that is positive and is always examining opportunities to make for a better and healthier community.

6.2 Goal Statement

To achieve the identity as a healthy community and to integrate the planning for a healthy community as an integral component of the Municipality's land use planning process.

6.3 Strategy for Developing a Healthy Community

1. The Municipality will work with community partners, including the local public health department, and engaging local populations (youth, Aboriginal, Métis, francophone, persons with disabilities and seniors) to develop and support a comprehensive healthy, safe community framework and strategy.

6.4 Healthy Community Initiatives

Healthy community initiatives to be undertaken within the life of this Plan which are considered as integral to



developing the Municipality's identity as a healthy community are as follows:

1. Provide for a program of community beautification to enhance the visual image of the community.
2. Partner with agencies to monitor the vital signs of the community (e.g. community safety and crime rates; health conditions based on rates of obesity, cancer; employment and job creation; water quality; community pride from the standpoint of visual appearance, community events and cultural exchanges).
3. Conserve and enhance the quality of life through land use decisions that protect the health of the

natural environment, protect and improve the quality of air and water resources, maintain a safe community, conserve a vibrant cultural diversity, and improve the aesthetic or visual appeal of the built form and natural landscapes.

- 4.** Where feasible, utilize best practice strategies for an age-friendly and aging-in-place Municipality.
- 5.** Promoting the development and use of community gardens throughout the Municipality
- 6.** Supporting food growing and sharing in neighbourhoods through urban agricultural activities (e.g. farmers' markets, planting fruit trees in public areas, sale of locally produced foods by retailers and grocery outlets, small-scale greenhouses on residential properties, greenhouse atriums in buildings); also roadside produce outlets in the rural area.
- 7.** Planning, encouraging and facilitating the integration of active travel systems including:
 - a.** Safe routes to school, public facilities and services, retail areas, workplaces, places of worship, health care services, and recreation and cultural areas;
 - b.** Providing and maintaining infrastructure to support active travel (e.g. sidewalks, off-street trails, bikeways);
 - c.** The Municipality will endeavour to maintain active transportation routes on a year-round basis and where demand warrants.

7. COORDINATION

7.1 Introduction

Land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making.

Greenstone is a single-tier municipality in the District of Thunder Bay. The Municipality is also part of the District of Thunder Bay Social Services Administration Board, an agency that delivers social services and social housing to all municipalities in the district.

Key infrastructure corridors that pass through the Municipality include the TransCanada Pipeline, Union Gas, Hydro, CNR and Bell Canada fibre optic cable.

While the region is shared by organized municipalities, the role and interest of Aboriginal communities is

an integral part of the cultural and development mosaic.

Co-ordination is an operative philosophy in the history of development in the District of Thunder Bay and continues to be important as communities grow and develop.

7.2 Goal Statement

To ensure that land use decisions provide for a coordinated, integrated and comprehensive approach in managing growth, the stewardship of resources and the protection of the environment where the decisions involve stakeholders and other municipalities.

7.3 Policies

1. The Municipality intends to monitor population, employment and housing development having regard to trends across the District of Thunder Bay with the intent of reflecting the growth projections of other municipalities as they may affect Greenstone.
2. The Municipality will collaborate on matters of economic development planning and programming among regional stakeholders such as businesses, municipalities, government, the

District of Thunder Bay and education organizations and Aboriginal Communities..



3. The Municipality will work with the Thunder Bay District Social Services Administration Board in the planning and delivery of social housing and social services programs and activities.
4. The Municipality will protect common transportation and infrastructure corridors that service the District.
5. The Municipality will conserve cultural heritage and archaeological resources by developing protocols for consultation with adjoining municipalities and Aboriginal communities.
6. The Municipality will coordinate the delivery of emergency response services with adjacent municipalities and other orders of government.

- 7.** The Municipality will consult with affected municipalities and other levels of government with respect to land use decisions which have an overlapping impact, notably with the protection of provincial interests in the management and development of natural resources (e.g. minerals, mineral aggregates, forestry and natural heritage).

8. NATURAL HERITAGE

8.1 Introduction

The intent of this Plan is to protect natural heritage features and to protect, improve or restore the natural environment wherever possible.

Greenstone is immensely rich in natural heritage resources given the Municipality's extensive landscape of lakes, rivers, forests, species and animal habitats, and natural areas.

Numerous moose aquatic feeding areas are found throughout the Municipality and nesting sites for bird species are also a reflection of indigenous habitat areas. Several bear management areas cover the Municipality.

Despite the extent of the natural heritage resources of the area, a comprehensive inventory of the natural heritage system has not been undertaken.

The intent of the Plan is to protect and maintain the natural

environment, its ecology and its biodiversity.

Natural hazards are also a feature of the landscape and the intent of the Plan is to direct development away from hazards which are a threat to public safety.

8.2 Goal Statements

- 1.** To recognize and protect the ecological values of the natural heritage system
- 2.** To protect, improve or restore the quality and quantity of water resources in lakes, groundwater, and surface water including rivers and streams.
- 3.** To direct development away from natural hazards.

8.3 Objectives

The goal statement will be supported by the following objectives:

- 1.** To identify, inventory and protect natural heritage features and areas which are of provincial and local significance.
- 2.** To protect the bio-diversity, of the natural heritage system.

8.4 Natural Environment Areas Inventory

All natural environment areas including natural heritage features and areas will be protected. The features which make up the current inventory have been identified on the Land Use Schedules. The intent of this Plan is to provide for a more detailed inventory and analysis of natural environment areas within the Municipality in addition to the provincial inventory. Should new natural heritage features be identified during the life of this Plan, protective measures will be undertaken to ensure that such features are protected over the long-term. The inventory of features may consist of information provided by the Ministry of Natural Resources and Forestry, information derived from the review of development applications, information derived from an Environmental Impact Study (EIS), or a comprehensive assessment (see Section 8.7).

8.5 Natural Heritage Features and Areas

The following policies shall apply to natural heritage features and areas:

- 1.** Natural heritage features and areas shall include:
 - a.** Significant wetlands;
 - b.** Habitat of endangered species, threatened species, species at risk (SAR) ranked as endangered or threatened by the ministry of Natural resources and Forestry;
 - c.** Significant wildlife habitat;
 - d.** Fish habitat
 - e.** Significant areas of natural and scientific interest.
- 2.** Development or site alteration may only be permitted in habitat of endangered or threatened species as may be identified from time-to-time, except in accordance with provincial and federal requirements. More specifically, development and site alteration on lands on or adjacent to endangered and threatened species habitat require authorization from the Ministry of Natural Resources and Forestry under the *Endangered Species Act* (2007) (ESA). Ministry of Natural

Resources and Forestry and Forestry staff will consult with and have regard for the planning policies of the Municipality when considering the issuance of a permit or agreement associated with this habitat under the ESA. In addition, Ministry of Natural Resources and Forestry will ask a proponent seeking authorization under the ESA that would allow for development (that would otherwise be prohibited) to demonstrate to the Ministry of Natural Resources and Forestry that they:

- a.** Contacted the Municipality to discuss the proposal, and
- b.** Received a written indication from the Municipality that the development proposal meets established land use planning policies, exclusive of policies for the protection of the affected habitat of endangered species and threatened species. Development proponents shall exercise due diligence to ensure that any activities being contemplated would not contravene the *Endangered Species Act, 2007*.

- 3.** Development and site alteration shall not be permitted in significant wetlands, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (see Section 8.7 for EIS requirements).
- 4.** Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 5.** Development shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (see Section 8.7 for EIS requirements).
- 6.** Adjacent lands are those lands within:
 - a.** 120 m [393.7 ft.] of the

habitat of endangered and threatened species or alternative distance depending on species type;

- b.** 120 m [393.7 ft.] of a significant wetlands;
 - c.** 120 m [393.7 ft.] of significant wildlife habitat
 - d.** 120 m [393.7 ft.] of fish habitat and 300 m [984.3 ft.] of an inland at-capacity lake trout lake;
 - e.** 120 m [164 ft.] from significant areas of natural or scientific interest – life science and 50 m for an ANSI – earth science.
- 7.** While it is the intent of this Plan to protect natural heritage features and areas and prohibit development, applications for development or site alteration may arise from time to time. In the evaluation of these applications, the protection of these features and areas will be given priority.

As an initial step, an appropriate level of ecological site assessment shall be conducted prior to accepting an application for

development as complete (see Section 12.1) or prior to approval of a development application to determine if significant natural heritage features and areas, including species at risk, are present on or adjacent to the development lands. Where the initial assessment determines that one or more natural heritage features is present, no development or site alteration shall be permitted unless an Environmental Impact Study (EIS) is completed which demonstrates that the degree of negative impact is localized and is of short duration and is acceptable based on the policies protecting the natural features on the property (see Section 8.7 for EIS requirements).

- 8.** A site-specific assessment to identify the potential for significant wildlife habitat will be required when lands located beyond the boundary of the Settlement Areas of Greenstone are subject to one or more of the following triggers:
- a.** Creation of more than three lots through either consent or plan of subdivision;

- b.** A change in land use, not including the creation of a lot, that requires approval under the *Planning Act*;
- c.** A shoreline consent along a lake or river that is within 120 m [393.7 ft.] along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and
- d.** Construction for recreational uses (e.g. golf courses, serviced ball fields, serviced campgrounds and ski hills) that require large scale modification of terrain, vegetation or both.

8.6 Locally Significant Natural Features

- 1.** All locally significant natural features within Greenstone will be protected.
- 2.** Locally Significant Natural Features consist of the following:
 - a.** Unclassified wetlands;
 - b.** Unmapped watercourses, groundwater upwellings (springs) and bluffs.

3. Locally significant natural features are intended to remain in their natural state or restored to a natural state. No development or site alteration will be allowed in an unclassified wetland or within 120 m unless an EIS has been completed to the satisfaction of the Municipality.

8.7 Environmental Impact Study (EIS)

1. Environmental Impact Studies, where required, will:
 - a. Evaluate the suitability of the site for the proposed development, including an inventory of the natural features and ecological functions present on the site.
 - b. Identify conditions for development and any potential mitigation measures and monitoring.
 - c. The Municipality may require a peer review undertaken by a qualified professional of the EIS at the cost of the proponent.

- d. The Natural Heritage Reference Manual, MNR, March 2010 shall be used to further scope the requirements for an Environmental Impact Study.

2. Pre-consultation with the Municipality is required to establish the scope of the development proposal, identify the natural heritage and hazard issues to be addressed, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations.

8.8 Water Resources

1. Alterations to drainage of natural areas are discouraged and where permitted under the *Drainage Act*, will respect ecological functions and their features.
2. Surface and groundwater resources, feature, systems will be protected, and wherever possible improved or restored particularly in vulnerable areas, and development will be directed

away from sensitive surface or ground water features.

8.9 Lake Capacity

No development shall be permitted on the adjacent lands of an at-capacity lake trout lake (i.e. lake which has reached its biological capacity) without meeting the criteria established in the Province's Lakeshore Capacity Assessment Handbook. The Municipality will require a lake capacity study to be undertaken prior to approving development on lakes where water quality data indicates that the biological capacity has or may be reached. The municipality will consult with the Ministry of the Environment and Climate Change in identifying lakes of concern. At capacity lakes may include lake trout lakes or other inland lakes which do not support lake trout.

No new lots may be created or other planning approvals will be granted within 300 m of the shores of lakes which have been identified as being at their biological capacity except for the following circumstances:

1. To separate existing habitable dwellings each or which is capable

of supporting a Class 4 sewage disposal system provided the land use would not change and there would be no net increase in phosphorus loading; or

2. Where all new septic tile fields are located so that they drain into a drainage basin that is not at capacity; or
3. Where all new tile fields would be set back at least 300 lineal metres from the shoreline; or
4. Where the natural drainage from the tile field would flow at least 300 metres to the lake; or
5. Where there are deep soils native to the site (undisturbed and over 3 metres in depth) meeting a specified chemical composition and hydrologic conditions acceptable to the Ministry of Environment and Climate Change as outlined on page 38 of the lakeshore capacity Assessment Handbook. This approach requires site-specific soils investigations by a qualified professional and, if implemented, long-term monitoring and use of planning tools and agreements

that would ensure long-term maintenance of specified conditions as described in the Lakeshore Capacity Assessment Handbook.

8.10 Shoreline Management

1. Shorelines provide essential habitat for waterfowl, fish, reptiles, mammals and insects to breed, find protection, move and feed. A healthy shoreline also helps to stabilize banks, filter contaminants from entering the lake, prevents soil erosion and maintains the shoreline aesthetics. Protecting the shoreline is intended to maintain the health of the lake ecosystem and its water quality.
2. The intent of the Plan is to maintain or restore shorelines to their naturalized conditions as a condition of development or redevelopment. A shoreline vegetative buffer shall be maintained landward for 30 m. the vegetation buffer may be interrupted to provide for access to the water and to provide for viewsapes, provided the ecological integrity of the buffer is

maintained to the satisfaction of the Municipality.

3. Landscaping shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development, where necessary Landscape materials shall be selected for their ecological characteristics. Native species shall be used whenever possible. Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.
4. A development setback shall apply for all buildings, structures and sewage disposal systems of 30 metres, except for shoreline structures such as a boat house, dock or stairway/pathway access. The setback may be reduced to 20 metres for a lot of record created prior to the approval of this Plan. The setback shall be measured as the shortest horizontal distance from the high water mark of the adjacent water body or wetland to the main wall of a building or structure or to the soil mantle of the subsurface tile field.

5. Where the naturalized shoreline has been altered through human activity, the Municipality may require restoration as a condition of the approval of a planning application.
6. The Municipality may use site plan control to provide for the maintenance or restoration of shorelines.

8.11 Natural Hazards

1. Natural hazards include:

- a. Hazardous lands adjacent to ravines, river valleys, streams and inland lakes which are impacted by flooding hazards (see Sections 8.11 and 8.12 Flood Hazard) and or erosion hazards.
- b. Hazardous sites such as unstable soils, steep slopes and organic soils.
- c. Wildland Fires.

2. Development shall be directed away from areas of natural hazards and hazardous sites.

3. Setbacks for buildings and structures from the top-of-bank and water courses which are subject to natural hazards will be established in the zoning by-law. Studies may be required to establish setbacks and measures to overcome hazards.

4. Erosion is a natural process affected by water levels, wind, soil type, degree of slope, rainfall, storm events and vegetation. Erosion controls to address erosion hazards on inland lakes may be incorporated as a condition of development to protect, reinstate or improve the littoral functions of the shoreline.

5. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural

Resources and Forestry. Proponents may be required to undertake a site assessment to determine the presence of hazardous forest types for wildland fire, as may be indicated by generalized wildland fire hazard information. If development is proceeding where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened. (See Appendix 1 for Wildland Fire mapping).

8.12 Flood Hazard

1. Development will be directed to areas outside of river, stream and small inland lakes in the Municipality which are impacted by flooding hazards and/or erosion hazards, and hazardous sites. Development shall not be permitted within a defined floodway or in areas rendered inaccessible to people and vehicles during times of flooding hazards, or erosion hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

2. For the purposes of this Plan, the flooding hazard/flood elevation has been established for the following water bodies:
 - a. Long Lake – 326.1 m CGD
 - b. Hardrock Creek in the area located between First Street West and First Street East – 332.5 CGD.
 - c. Hardrock Creek in the areas located upstream of First Street West and downstream of First Street East – 2.5 m above the creek bottom.
 - d. Kenogamisis Lake – 331.28 m CGD including a 0.93 m wave uprush.
 - e. Lake Nipigon – 260.6 m CGD
3. A one-zone flood concept applies to all water bodies except Hardrock Creek. A two-zone floodway-flood fringe applies to Hardrock Creek. Within the floodway, no development is permitted nor the placing or removal of fill or any land nor the removal of vegetation except to permit uses which by their nature must locate in the floodway, including flood and /or erosion control works or bank stabilization projects. The floodway is defined as a 25 m zone measured each way from the centreline of Hardrock Creek.
4. Recognition will be given to existing buildings and structures within the flood fringe. Minor extensions less than 50% of the original floor area are permitted by an amendment to the zoning by-law subject to the submission of a building elevation plan which clearly indicates that any building openings will be above the flood elevation specified above and also demonstrates that the addition will not raise the flood level. Such additions will be flood proofed to the regulatory flood level.
5. Where any flood control or any works are undertaken which result in changes to the area designated as the floodway, such changes may be incorporated into the official plan by amendment.
6. Within the flood fringe of Hardrock Creek, development may be permitted for their underlying land use designation provided the following conditions are met:
 - a. All buildings upstream from First street West and downstream from First Street East shall be flood proofed to an elevation measuring 2.5 m above the creek bottom.
 - b. All new buildings located and access routes to new buildings between First Street East and First street West shall be flood proofed to an elevation of 332.5 m CGD.
7. Development will not be permitted that will create new hazards or adverse environmental impacts.
8. Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
 - a. An institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools;

9. MINERAL AGGREGATE RESOURCES

9.1 Introduction

Mineral aggregates are essential to the construction industry for road building and, the production of concrete products for building construction. The Municipality of Greenstone has not been designated under the *Aggregate Resources Act*, hence licensing of pit and quarry operations is not required on patented land. Aggregates are non-renewable natural resources that are expensive to transport. Consequently, the protection of a local supply of aggregates is important for meeting market needs and keeping costs down. The strategy of the plan is to protect aggregates for long-term use while minimizing social conflict and environmental harm.

9.2 Definition

Areas of mineral aggregate resources contain geological deposits or formations that yield principally sand, gravel or bedrock in commercial quantities. Activities associated with

mineral aggregate resource extraction include crushing, screening, washing, stockpiling and asphalt and concrete plants.

9.3 Goal Statement

To identify and protect mineral aggregate deposits of significant quality and quantity for long-term use.

9.4 Objectives

The goal statement will be supported by the following objectives:

- 1.** To protect as much of the mineral aggregate resources as is realistically possible close to markets.
- 2.** To minimize land use conflicts between mineral aggregate operations and other land uses.
- 3.** To provide for the progressive rehabilitation and sequential use of mineral aggregate resource lands for other land uses.
- 4.** To provide for the protection of the natural environment and cultural heritage during extractive operations.

9.5 Protection of Mineral Aggregate Resource Lands

The Mineral Aggregate Resource area which is illustrated on the Land Use Schedules includes mineral aggregate deposits, bedrock resources, existing pits and quarries, and associated accessory uses, all of which are intended to be protected by this Plan for current and future extractive operations.

9.6 New Mineral Aggregate Operations

- 1.** The proponent shall pre-consult with the Municipality and complete the necessary studies in support of an application for a zoning by-law amendment to permit a new mineral aggregate operation. New operations include expansions of an existing operation where the lands are not designated or zoned for mineral aggregate resources. The scope of studies may include:
 - a.** Land use compatibility
 - b.** Heritage Impact Assessment
 - c.** Archaeological Assessment
 - d.** Natural Environment Level Study
 - e.** Noise and Vibration Study
 - f.** Blast Impact Study

- g.** Air quality and dust control
 - h.** Traffic Impact
 - i.** Hydrogeological
 - j.** Drainage and Stormwater Management Study
 - k.** Haulage Routes
 - l.** Adaptive mitigation, contingency and rehabilitation plan
- 2.** On-site industrial uses will be subject to land use compatibility requirements.
(Reference shall be made to Ministry of the Environment and Climate Change Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.)
- 3.** In addition, the proponent will provide a detailed site plan that illustrates all on-site natural features, buildings, structures, storage of topsoil and overburden, mitigation features associated with land use compatibility, the sequence and direction of progressive rehabilitation and the details of final rehabilitation through the preparation of a comprehensive rehabilitation plan taking into consideration

surrounding land use and approved land use designations.

- 4.** In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to mineral aggregate resources shall only be permitted where a study is undertaken to justify that the mineral aggregate resource use would not be feasible, or that the proposed development or land use serves a greater long-term public interest and that issues of public health, public safety and environmental impact are addressed.
- 5.** The Municipality may enact/enforce a pits and quarries control by-law under the enabling authority of the *Municipal Act* and/or execute any agreements required including site plan control to govern the on-site and off-site operations of a mineral aggregate operation including any requirements for rehabilitation, buffering, monitoring, hours-of-

operation, truck haulage routes, and air-quality/dust control.

9.7 Incompatible Uses

Established mineral aggregate operations and potential mineral aggregate resource areas will be protected by directing incompatible uses away from the resource. Agriculture and natural environment are compatible uses which may locate on or near mineral aggregate resources, not including buildings or structures.

9.8 Compatibility

All mineral aggregate operations will minimize conflict and maximize compatibility with adjacent land uses through separation distances which are adequate to prevent adverse effects from occurring between sensitive land uses and mineral aggregate operations Reference shall be made to Ministry of the Environment and Climate Change Guideline D-1: Land Use Compatibility and Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses for technical studies associated with determining land use compatibility.

The protection of natural areas and existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise control. These measures may be implemented through such means as site plan control, site alteration by-laws and development agreements.

9.9 Rehabilitation

Rehabilitation shall include measures to mitigate negative impacts to the best extent possible. Mineral aggregate resource lands may be redesignated to another land use where the lands have been rehabilitated.

Comprehensive rehabilitation will be encouraged in areas of the Municipality where there is a concentration or several abutting mineral aggregate operations or operations in close proximity to each other.

9.10 Wayside Operations

Wayside pits and wayside quarries for public authority contracts will be permitted without an amendment to this Plan or the zoning by-law except in areas of existing development, in

the Settlement Areas or areas of particular environmental sensitivity which have been determined to be incompatible with mineral aggregate extraction and associated activities. An archaeological assessment or a heritage impact assessment may be required to comply with Sections 11.9 through 11.11 of this Plan where deemed to be required.

9.11 Portable Asphalt and Portable Concrete Plants

Portable asphalt and portable concrete plants are a permitted use in the Mineral Aggregate Resources designation, and will be permitted elsewhere without an amendment to this Plan or the zoning by-law except in areas of existing development, in a Settlement Area or areas of particular environmental sensitivity which have been determined to be incompatible with their operation.

9.12 Hazards

Any development permitted on or adjacent to an existing or former mineral aggregate operation shall be required to identify and mitigate any known potential hazard.

9.13 Protection of Natural Areas and Groundwater

Mineral aggregate operations will be developed in a manner that protects natural areas and groundwater. The proponent will conduct studies to identify potential negative effects on natural features and ecological functions resulting from mineral aggregate extraction. Hydrogeological studies will be required to address adverse effects on the quality and/or quantity of groundwater where mineral aggregate extraction is proposed near or below the water table, or on or near a ground water feature such as a recharge area.

9.14 Zoning

The zoning by-law shall set out the requirements for mineral aggregate resource uses and may distinguish pit and quarry operations.

9.15 Land Division

In areas designated Mineral Aggregate Resources on the Land Use Schedules, consents for conveyance may be granted in accordance with the following policies:

- 1.** All consents must conform to the general requirements for land division of Section 4 of this Plan.

2. Consents may be granted for mineral aggregate operations.

3. Consents may be granted for title correction and for minor lot adjustments.

9.16 Recycling

Mineral aggregate resource conservation shall be undertaken, including through the use of accessory recycling facilities within operations, wherever feasible.

10. MINING

10.1 Introduction

Mining was the genesis for development of many communities in Northern Ontario including communities in Greenstone. Metallic mineral resources are generally prevalent throughout the municipality where the Precambrian geology has been historically the source of gold mining. The potential development of a new open pit mine south of the built up area of Geraldton would continue the mining legacy of Greenstone.

10.2 Definition

Areas of mineral potential contain mineral deposits that may have sufficient quantity and quality to warrant present or future mining. Activities associated with mining include six stages; 1) consultation; 2) exploration; 3) evaluation; 4) development; 5) production; and 6) closure. The production stage includes activities such as soil and overburden removal; blasting; mineral extraction (processing); tailings disposal and management; monitoring of air, wastewater and

solid waste materials; construction of or modifications to existing infrastructure.

10.3 Goal Statement

To identify and protect areas of mineral potential for long-term use in a manner that minimizes social and environmental impacts and land use conflicts with adjacent land uses.

10.4 Objectives

The goal statement will be supported by the following objectives:

1. To protect areas of high mineral potential.
2. To minimize land use conflicts between resource uses and surrounding land uses.
3. To provide for the progressive rehabilitation and sequential use of mineral mining operations for other land uses.
4. To provide for the protection of the natural environment and cultural heritage during mineral mining operations.



10.5 Land Use Designation

Mining operations must be designated Mining on the Land Use Schedules to this Plan and must be zoned to a Mining zone before mining can occur. This Plan is not intended to prevent exploration activities where they are in compliance with the *Mining Act*. An amendment will be required to this Plan to designate lands proposed for a mineral mining operation prior to the development stage of the mine.

Amendments to the official plan and zoning by-law will be undertaken in consultation with the Regional Land Use Geologist of the Ministry of Northern Development and Mines to ensure that the most recent geoscience information is considered by the Municipality in the planning application review process.

10.6 Protection of Mining Resource Lands

- 1.** Minerals shall be protected for long-term use. Mineral mining operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Mineral mining operations will be protected through a land use designation on the Land Use Schedules and through a corresponding zone in the zoning by-law.
- 2.** Lands outside of the Settlement Areas have been identified by the Ministry of Northern Development and Mines as significant areas of mineral potential. Development and activities in these resource areas or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a.** Resource use would not be feasible; or

- b.** The proposed land use or development serves a greater long-term public interest; and
- c.** Issues of public health, public safety and environmental impact are addressed.
- 3.** Proponents of development may be required to submit a mining resource impact assessment report or comparable technical evidence that addresses the above criteria in support of a planning application for non-mineral mining land uses. The Municipality will consult with the Ministry of Northern Development and Mines on the technical information required for the report and depending on the development proposed, whether a report is required.

10.7 New Mineral Mining Operations

- 1.** The proponent shall pre-consult with the Municipality and complete the necessary studies in support of an application for an official plan and zoning by-law amendment for a new mineral mining operation. The proponent

shall provide information and/or technical evidence on compliance with the requirements of the *Mining Act*, the *Environmental Protection Act* and other related approvals as a prerequisite to determining the needs for other land use related studies. Such information may be derived from an environmental assessment. The scope of additional studies may include:

- a.** Land use compatibility
- b.** Heritage Impact Assessment
- c.** Archaeological Assessment
- d.** Environmental Impact Study
- e.** Noise and Vibration
- f.** Blast Impact Study
- g.** Air quality and dust control
- h.** Traffic Impact
- i.** Hydrogeological
- j.** Drainage and Stormwater Management
- k.** Haulage Routes
- l.** Adaptive mitigation, contingency and rehabilitation plan

- 2.** On-site industrial uses related to mineral mining operations will be subject to land use compatibility requirements with surrounding sensitive land uses.

(Reference shall be made to Ministry of the Environment and Climate Change Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.

3. A mineral mining operation may include accessory uses, buildings and structures essential to the operation including a processing facilities, storage, loading and shipping facilities, energy systems, administrative offices, a mining dormitory equipped with lodging, eating and recreational facilities.

10.8 Incompatible Uses

Potential mineral mining operations will be protected by directing incompatible uses and sensitive land uses away from the resource and/or by mitigating and adverse effects.

10.9 Compatibility

All mining operations will minimize conflict and maximize compatibility with adjacent land uses through separation distances which are adequate to prevent adverse effects from occurring between sensitive uses and mineral mining operations. The protection of natural areas and

existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise control. These measures may be implemented through such means as site plan control, and site alteration by-laws where not otherwise governed by the *Mining Act*.

(Reference shall be made to Ministry of the Environment and Climate Change Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.

10.10 Rehabilitation

Mineral mining operations will be permitted provided that the lands are rehabilitated. Mining lands may be redesignated to another land use where the lands have been rehabilitated through fulfillment of a closure plan subject to O. Regulation 240/00 subsection 12 (2) (f).

10.11 Protection of Natural Areas and Groundwater

Mineral mining operations will be developed in a manner that protects natural areas and groundwater. The proponent will conduct studies to identify potential negative effects on natural features and ecological

functions resulting from mining. Hydrogeological studies will be required to address adverse effects on the quality and/or quantity of groundwater where mining is proposed.

10.12 Zoning

The zoning by-law will set out the requirements for mining uses.

10.13 Land Division

In areas designated Mining on the Land Use Schedules, consents for conveyance may be granted in accordance with the following policies:

1. All consents must conform to the general requirements for land division of Section 4 of this Plan.
2. Consents may be granted for mining operations subject to general conformity with the agriculture policies for the remaining parcel.
3. Consents may be granted for title correction and for minor lot adjustments.

10.14 Mine Hazards

Mine hazards shall be rehabilitated under the requirements of Part VII of the *Mining Act* and O. Regulation 240/00, Schedule I of the Mine

Rehabilitation Code and Section
12.19 of this Plan.

11. CULTURAL HERITAGE

11.1 Introduction

Post-European settlement in Greenstone has been relatively recent; however Aboriginal communities in the area date back as much as 11,000 years ago. Places, artefacts, burial grounds, buildings and other structures remain to remind us of the people who once inhabited the area and how they lived.

In Greenstone, a heritage resource may take the form of an archaeological site, historic buildings and structures, mining infrastructure, burial sites and cemeteries, sacred sites, and significant cultural heritage landscapes and sites where traditional medicine is located. Such resources should be recognized for the important contribution they make to our understanding of the history of a place, an event or a people.

The intent of the policies of this Plan is to conserve and protect the cultural heritage attributes of the Municipality.

11.2 Definition

Cultural heritage resources include built heritage resources, cultural heritage landscapes, archaeological resources and marine archaeological resources or sites.



11.3 Goal Statement

To manage the Municipality's cultural heritage through policies and processes that serve to identify, recognize, document, protect, rescue and conserve these resources.

11.4 Objectives

The goal statement will be supported by the following objectives:

1. To integrate the protection and conservation of cultural heritage resources within development decisions which may affect those resources.
2. To incorporate cultural heritage conservation as a sustaining element of the Municipality's identity.
3. To consult with the community and one or more Aboriginal communities in decisions of cultural heritage protection and conservation.

11.5 Heritage

Heritage resources and archaeological sites will be identified and protected through the development review process and under the *Ontario Heritage Act*.

In accordance with Section 27 of the *Ontario Heritage Act*, The Municipal Clerk will maintain a municipal register of cultural heritage resources designated under Part 4 and Part 5 of

the *Ontario Heritage Act* maintained by the clerk of all property designated under the *Act*. The Register may include properties considered by Council to be of cultural heritage value or interest.

11.6 Municipal Heritage Committee

Council may appoint and vest the Municipal Heritage Committee with responsibility for developing criteria for the potential identification and designation of significant built heritage resources, significant cultural landscapes, and the establishment of one or more heritage conservation districts under the *Ontario Heritage Act*. The Committee will contribute to the establishment of management policies for the long-term protection and conservation of heritage resources, particularly any heritage attributes that have been identified during the creation of a heritage resource inventory. This may include the preparation of a heritage master plan and an archaeological management plan. The Municipality will consult with the Aboriginal community in the preparation of heritage plans.

Provincial Criteria for determining archaeological potential:

- Known archaeological sites within 300 m of a water course (primary, secondary, ancient)
- Elevated topography (e.g. knolls, drumlins, eskers, plateaux)
- Unusual land formations (e.g. mounds, caverns, waterfalls)
- Resource-rich area (concentrations of animal, vegetable or mineral resources)
- Non-aboriginal settlement (monuments, cemeteries)
- Historic transportation (e.g. road, rail, portage)
- Property protected under the *Ontario Heritage Act*
- Local knowledge
- Recent disturbance (extensive and intensive)

11.7 Designation

The Municipality may designate identified cultural heritage sites under the *Ontario Heritage Act*.

11.8 Human Remains

The Ministry of Tourism, Culture and Sport, the Ministry of Government and Consumer Services – Register of Cemeteries, the OPP and Aboriginal

Community will be contacted where human remains or an unmarked burial site or cemetery is discovered. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act, 2002* shall apply.

11.9 Archaeological Resources

Archaeological resources will be conserved by preservation *in-situ* wherever possible and where preserved on site the integrity of the site will be maintained where development or site alteration is permitted. Where approved and the resources are removed, appropriate documentation shall be required. An archaeological assessment undertaken by a licensed archaeologist will be required for development or site alteration in areas of archaeological potential based on provincial criteria and when a known archaeological site or suspected cemetery or burial site is affected by development. An archaeological assessment may be required in accordance with the provincial criteria for determining archaeological potential illustrated in the text box opposite. Where a development or change of use proposal is determined to have a potential impact on a known cultural or archaeological resource, it must be

demonstrated that the impact will be mitigated.

Archaeological assessment reports prepared by licensed archaeologists shall comply with the 2011 Standards and Guidelines for Consultant Archaeologists set out by the Ministry of Tourism, Culture and Sport as well as the terms and conditions of an archaeological license under the *Ontario Heritage Act*.

11.10 Marine Archaeological Resources

The Municipality may require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, mining infrastructure, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

11.11 Protected Heritage Property

Development and site alteration may be permitted on adjacent lands to a

protected heritage property where a heritage impact assessment prepared by a qualified professional has evaluated the impacts and demonstrates that the heritage attributes of the protected heritage property will be protected.

11.12 Implementation Policies

Measures to implement the cultural heritage policies of this Plan include:

- 1.** Establishing a heritage zone category in the implementing zoning by-law pursuant to Section 34 (1) 3.3 of the *Planning Act*.
- 2.** Designating built heritage resources and cultural heritage landscapes under the applicable components of Part 4 and Part 5 of the *Ontario Heritage Act*.
- 3.** Creating one or more heritage conservation districts based on the following criteria:
 - a.** Any collection or grouping of buildings, properties, streets or open spaces that as a result of their location, landscape setting, historic use, archaeological resources, or architecture are collectively

significant to the community and/or are of cultural heritage value. Such buildings may or may not be designated under Part 4 of the *Ontario Heritage Act*;

- b.** An area with a special character with an integrity of its own that distinguishes the area from other areas of the community and represents a certain aspect of, or era in the development of the Municipality which is worthy of being maintained and protected such as a town centre, waterfront or lakeshore area or original residential area or neighbourhood;
- c.** A defined boundary identifying a portion of the Municipality within which all properties are protected from inappropriate changes impacting their recognized cultural, historic or architectural values through the use of policies, by-laws and design guidelines;
- d.** An area that has been identified or defined for its

heritage attributes by the Municipal Heritage Advisory Committee;

- e. An area that depicts one or more features, events or aspects of the history of Greenstone.
4. Applying site plan control.
 5. Incorporating heritage conservation through the preparation of a community improvement plan (per Section 28 of the Planning Act) (see Section 12.9).
 6. Partnering with organizations and senior levels of government in identifying, protecting and conserving heritage resources. Examples could include grants or loans for repairs or restoration of heritage properties.
 7. Supporting the reduction of waste construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock.
 8. Approving energy retrofits of heritage buildings without

compromising the heritage integrity of the building.

9. Ensuring that public works projects and other municipal initiatives comply with the cultural heritage policies of this Plan as a condition of approval.
10. Undertaking retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.
11. Working with Aboriginal communities in identifying and conserving cultural heritage resources.

11.13 Other Facilities

The intent of the Plan is to recognize the importance of other cultural facilities such as museums for preserving and maintaining the continued understanding of local history.

12. PLANNING TOOL KIT

12.1 Introduction

The Official Plan may be implemented through the application of a variety of procedures and legislative tools under the *Planning Act*, the *Municipal Act* and other provincial and federal legislation. This Section of the Plan describes those tools and procedures that Council and approval authorities may use to implement this Plan.

12.2 Planning Applications

Types of planning applications that may be filed with the Municipality include: [Section of the *Planning Act* shown in (parenthesis)]

- An Official Plan Amendment (22)
- Zoning By-law Amendment (34)
- Holding By-law/removal of Holding symbol (36)
- Temporary Use By-law (39)
- Site Plan Control (41)
- Minor Variance/Permission of extension/expansion, change of non-conforming use (45)
- Consent (53)
- Plan of Subdivision (51)

Prior to filing an application, applicants will be required to meet with the Municipality to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation etc.)

Studies or information which may be required in support of an application will depend on the type of application and the circumstances. Studies or information may include, but is not limited to the following:

- 1.** Surface and groundwater impacts
- 2.** Drainage/Stormwater Report
- 3.** Hydrogeological Report
- 4.** Well Head Protection Area Assessment Report
- 5.** Archaeological Assessment
- 6.** Heritage Impact Assessment
- 7.** Lake Capacity Assessment
- 8.** Noise and/or Vibration Study
- 9.** Blast Impact Study
- 10.** Traffic Study

11. Air Quality

12. Land Use Compatibility Industrial uses

13. Environmental Impact Study

14. Municipal Servicing capacity report

15. Public Services Facilities Assessment

16. Servicing Options Report

17. Septage Haulage Report

18. Minimum Distance Separation

19. Mine Hazard Rehabilitation

20. Mineral Aggregate Resource impact assessment

21. Mining resource impact assessment

22. Adaptive mitigation, contingency and rehabilitation plan

23. Comprehensive Review

24. Technical Standards and Safety Authority (TSSA) Assessment

25. Record of Site Conditions Assessment

26. Wetland Evaluation

27. Public Consultation Strategy

Applicants shall bear the cost of any study and any required peer review.

12.3 Building Code Act

All construction shall comply with the relevant provisions of the *Building Code Act*. Despite the provisions of Section 8 of the *Act*, sewage disposal systems shall be set back from the shoreline of a lake or water body the required distance set out in the zoning by-law.

12.4 Property Standards

The Municipality may enact and enforce a property standards by-law to ensure a high standard of development, maintenance, improvement and occupancy of residential and non-residential properties in the Municipality.

12.5 Development Charges Act

This Official Plan is to be considered as a statement of intent of Council to carry out or authorize to be carried

out, various public works which may be subject to a development charge.

12.6 Amendments to the Official Plan (Sections 17 and 22, Planning Act)

Amendments to this Plan may be initiated by application or by Council in compliance with the requirements of the *Planning Act* for changes to the substance of the policies of the Plan or for a change in a land use designation. (See also Section 2 Interpretation.)

12.7 Public Works (Section 24, Planning Act)

Public works may only be undertaken where they comply with this Plan. Public works which do not comply shall be governed by Section 24 of the *Planning Act*.

12.8 Acquisition of Land (Section 25, Planning Act)

Council may acquire land for any purpose set out in this Plan and may lease or otherwise dispose of such lands where no longer required.

12.9 Community Improvement (Section 28, Planning Act)

The entire Municipality of Greenstone shall be considered a community improvement area.

Council may designate by by-law the whole or any part of the Municipality as a community improvement project area for the purposes of undertaking community improvement (e.g. repair, replacement, upgrading infrastructure and public service facilities, improving waterfront areas, repairing, retrofitting, rehabilitating, and constructing buildings, facilitating the delivery of affordable housing, rehabilitating brownfield sites, improving or rehabilitating built heritage resources). Community improvement will provide measures for barrier-free design and for improving accessibility for persons with disabilities and older persons by removing and/or preventing land use barriers which restrict their full participation in society.

Council may provide financial incentives under the *Planning Act* to encourage and facilitate community improvement (e.g. loans, grants) and

the redevelopment of brownfield sites.

Council may acquire, lease or dispose of land for community improvement purposes.

12.10 Zoning By-law (Section 34, Planning Act)

Council will pass a zoning by-law to establish zone standards to regulate the use of land, buildings and structures throughout the Municipality.

12.11 Holding By-law (Section 36, Planning Act)

A holding symbol may be used in the zoning by-law in connection with any land use zone, in accordance with Section 36 of the *Planning Act*. The zoning by-law will allow existing uses to continue in areas covered by the holding symbol and will specify the uses to be permitted, where the principle of development or land use has been established, at such time as the holding symbol is removed by amendment to the by-law. A holding zone may be used to defer development until specified conditions have been met (e.g. to provide adequate infrastructure and public service facilities, to remediate or

rehabilitate contaminated or hazardous sites, to limit the use of land in order to achieve the phasing or timing of development, to complete required studies, to ensure that conditions of development or other agreements have been met and to secure financial requirements).

12.12 Height and Density Bonusing

The Municipality may authorize buildings to exceed the height and density of development otherwise permitted in the zoning by-law in exchange for community benefits such as increased parkland dedication, improvements to recreational and leisure facilities, provision of affordable housing, improvements for additional off-street parking, improvements to streetscaping, or measures for community improvement.

12.13 Interim Control By-laws (Section 38, Planning Act)

Where Council determines that the policies of this Plan do not provide adequate direction for potential development, an interim control by-law may be passed in accordance with Section 38 of the *Planning Act*, provided that a resolution setting out

the terms of reference for a study or review has been previously adopted.

12.14 Temporary Use By-laws (Section 39, Planning Act)

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the zoning by-law, in accordance with Section 39 of the *Planning Act*. A temporary use by-law shall be deemed to conform to this Plan, and an amendment to this Plan is not required for a temporary use.

12.15 Site Plan Control (Section 41, Planning Act)

For the purposes of Section 41 of the *Planning Act*, the entire Municipality of Greenstone as illustrated on Schedules to the Land Use Plan, is designated as a site plan control area. Site plan control may be used and agreements entered into for the construction and/or maintenance of all of the matters set out in Section 41(7) of the *Planning Act* for land uses or conversions including:

1. Any industrial, commercial or institutional use and including campgrounds and golf courses;

2. Residential intensification projects;
3. Facilities designed and intended to have regard for persons with disabilities;
4. Resource uses including mineral aggregate operations, forestry and mineral mining operations;
5. Heritage conservation projects;
6. Any lands abutting a lake, water body or natural environment area;
7. Measures to mitigate, protect and conserve and/or protect natural and cultural heritage resources.
8. Any residential use.

Council may secure the dedication of land for a road widening or intersection improvement provided that the conveyance requested does not exceed one-half of the deficiency of the width. The conveyance shall apply to the full frontage of the property where any municipal road has a right-of-way width of less than 20 m.

Council will consider barrier-free design in site plan control agreements.

**12.16 Parkland Dedication
(Section 42, Planning Act)**

As a condition of development or redevelopment, Council may, subject to passing a by-law, require the conveyance of 2 per cent of the land proposed for commercial or industrial development or 5 per cent for residential development or the cash-in-lieu equivalent and the conveyance shall be for park or other public recreational purposes.

**12.17 Non-Conforming Uses
(Sections 44 and 45, Planning Act)**

A non-conforming use is a use of land that lawfully existed on the date of adoption of any zoning by-law passed under the *Planning Act*; has continued uninterrupted (or where interrupted, there has been a reasonable attempt to continue the use during the period of discontinuance) and does not conform with the uses permitted in the zone(s) which apply to the subject lands. A non-conforming use may be extended, enlarged or changed to a similar or more

compatible use under Section 34(10) or 45(2) of the *Planning Act*, provided that:

1. It is not reasonable or feasible to cease or relocate the use;
2. Any incompatibility with surrounding land uses are not aggravated;
3. Surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
4. Adequate infrastructure, access and parking are provided;
5. Natural and human-made hazards are addressed, and
6. Development details may be regulated by a development agreement.

Nothing in this Plan shall prevent the reconstruction of a legal non-conforming use which is inadvertently destroyed by a natural cause (e.g. fire, flood, earthquake, subsidence), provided the building is reconstructed on the same building footprint. Council will, however, encourage

buildings to be relocated outside of a flood or erosion hazard constraint area.

12.18 Land Division, Part-Lot Control and Deeming (Sections 50-53, Planning Act)

The creation of all new lots by plan of subdivision (see also Section 4.26, 9.14, 10.13) or consent shall comply with the following general requirements and the specific requirements of the applicable land use designation:

1. Development shall conform to the land use policies for the land use designations shown on the Land Use Schedules.
2. Subdivisions shall generally take place where three or more lots are proposed. Development by plan of subdivision will be used as the primary land division tool for development in Settlement Areas.

In the Rural Area, subdivisions will not be permitted except for shoreline residential development (see Section 4.18).

3. Development shall comply with the provisions of the zoning by-law. Where a zoning by-law amendment is required, such amendment shall be in force before the consent/subdivision receives final approval.
4. Lots must have frontage on and direct access to a year-round maintained public road, except for islands or water access only lots and where applicable, to a provincial highway (per Section 5.8 of this Plan).
5. Development shall not result in traffic hazards from limited site lines on curves, grades or near intersections.
6. Adequate infrastructure with sufficient capacity shall be available (per Section 5 of this Plan).
7. Adequate public service facilities with sufficient capacity shall be available to service the development.
8. All studies and other information required by the Municipality to determine compliance with this Plan shall be provided in support of the application.
9. Development will not be permitted which compromises the opportunity to develop adjacent lands nor will land lock access.
10. Development will not be permitted on an inland lake where the lake has reached its biological capacity and no residual capacity exists on that lake (see Section 10.8).
11. Subdivision development will take into consideration barrier-free design.
12. Consideration shall be given as to whether the subdivision is premature, and in the public interest and whether all other criteria of Section 51 (24) have been met.
13. Consents may be granted for a lot enlargement (i.e. lot addition), lot boundary adjustments and title correction purposes.

Part-lot control may be used for existing plans of subdivision where it is necessary to re-align lot boundaries, to clarify or grant title, to provide a service easement, or widen a road.

A deeming by-law may be passed by Council under Section 50(4) of the *Planning Act* for a plan of subdivision or part thereof that has been registered for eight years or more and where Council deems it appropriate to apply subdivision control to the lands under Section 50(3) of the *Planning Act*.

12.19 Mine Hazard

Lands identified as having a mine hazard shall be rehabilitated in compliance with the *Rehabilitation Code* regulation (240/00, Schedule 1) under the *Mining Act* prior to any development or redevelopment. A mine hazard rehabilitation report shall be submitted to the Municipality as a condition of development or redevelopment. Lands within 1 km [0.6 miles] of a mine hazard shall be evaluated for their safety for construction (development) and if necessary, a mine hazard rehabilitation report shall be prepared. The Municipality will

consult with the Ministry of Northern Development and Mines, regional Land Use Geologist regarding the nature of the mine hazard and any rehabilitation or remediation measures that may be required under the *Mining Act*.

12.20 Contaminated Lands

- 1.** Lands identified as contaminated or potentially contaminated shall be evaluated and where required, (i.e. particularly a change in land use to a sensitive land use) shall be remediated in compliance with *O. Reg. 153/04* and Ministry of the Environment and Climate Change Guideline "Record of Site Condition (RSC) " and an affidavit from a qualified professional acknowledging that the Municipality may rely on the statement in the RSC prior to the granting of any development approvals by the Municipality or the approval authority.
- 2.** Where a gasoline station site is being redeveloped to a more sensitive land use, the Municipality will require a clearance letter from the

Technical Standards and Safety Authority (TSSA).

12.21 Accessory Uses

Accessory uses to any permitted main use shall be permitted subject to meeting the relevant policies of the land use designation in which they are proposed.

12.22 Lots of Record

Lots of record are legally created parcels or tracts of land that can legally be conveyed. For the purposes of this Plan, lots of record are deemed to include lots or blocks on a registered plan of subdivision and parcels created by consent. Lots of record which are vacant and which existed on the date of adoption of this Plan may be used for building purposes provided that the lot fronts on a public road, or an existing private road, and provided that the lot complies with the policies of the underlying land use designation, the lot complies with the zoning by-law and the lot is or can be adequately serviced. Development may be prohibited or restricted on lots which are significantly undersized for the proposed use.

12.23 Public Consultation Policies

1. Council recognizes the importance of public consultation in land use decisions.
2. Council recognizes that the “public” includes applicant(s), government and private agencies and Aboriginal peoples.
3. Council intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for public consultation for all types of planning applications including official plan amendments, zoning by-law amendments, consents, plans of subdivision and minor variances.
4. Council intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for any review and update of the official plan and the zoning by-law.

12.24 Private Consultation Strategies

1. Strategies used by the private sector in fulfillment of the requirement for submitting a strategy for consulting with the public as part of filing an application for an official plan amendment, a zoning by-law amendment, a plan of subdivision may use any of the following techniques or a combination thereof:
 - a. Conduct a telephone survey of neighbours within 120 m of the property affected by the application;
 - b. Hold (non-municipal) a meeting with affected neighbours;
 - c. Advertise and arrange for an on-site open house/ walk around for interested persons;
 - d. Conduct a radio interview to explain the project or proposal;
 - e. Circulate an information flyer to neighbours explaining the

project including a site plan and building drawings;

- f. Post a billboard with project description/site plan with contact information;
 - g. Meet with municipal staff/elected officials for site tour;
 - h. Meet with local band council
2. The applicant shall provide a written summary of any oral or written comments resulting from the consultation and shall provide a copy of the summary to the Municipality.

12.25 Consultation Strategies with Aboriginal Communities

1. Council recognizes that the affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982* is a requirement that affects land use planning

decisions in the municipality of Greenstone.

- 2.** Council also recognizes that each Aboriginal community has their own consultation protocols; consequently, Council's intent is to respect the unique circumstances within each Aboriginal community in coordinating land use planning matters.
- 3.** Council will consult with Aboriginal communities through the following strategy:
 - a.** Contact the band office of one or more Aboriginal communities to advise them of development applications in their area. Determine the interest of the respective Aboriginal community in the development application.
 - b.** Circulate development applications for which the Aboriginal community has an interest for review and comment prior to a

statutory public meeting required under the *Planning Act*.

- c.** Consider the effect of comments and submissions from Aboriginal communities on development decisions.
- d.** Adapt the municipal consultation strategy to the consultation protocols of individual Aboriginal communities.