

Official Plan Amendment 28

YELLOW HIGHLIGHTS INDICATE MODIFIED OR NEW POLICIES

Refer to tracked change version for deleted policies

MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN

AS ADOPTED BY COUNCIL December 13, 2005
AND APPROVED WITH MODIFICATIONS BY THE MINISTER OF
MUNICIPAL AFFAIRS AND HOUSING August 29, 2006

OPA 21 Five-Year Review, By-law 18-67 AS ADOPTED BY COUNCIL
June 26, 2018
AND APPROVED WITH MODIFICATION BY LANARK COUNTY (By-law
No. 2019-38) December 4, 2019

Consolidated Version May 2025

Including:

OPA 22
OPA 23
OPA 24
OPA 26
OPA 27
OPA 29
OPA 32
OPA 33

- NHS deferral
- ~~Subject to Appeal PL200045 (Burnt Lands ANSI) — appeal-
withdrawn~~

**ONLY THOSE SECTIONS THAT ARE PROPOSED TO BE AMENDED ARE INCLUDED –
SECTION NUMBERS ARE NOT ACCURATE**

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Note:

Terms presented in ***bold and italicised*** script identify words defined in Section 5.15, Definition.

2.5 GROWTH AND SETTLEMENT

The Municipality of Mississippi Mills is in the unique and enviable position of being comprised of significant rural lands, three small villages, a large village and one fully serviced urban area. From a land use planning perspective, having both rural and urban lands present the opportunity to direct growth and development to the most appropriate locations.

The Municipality of Mississippi Mills has the option of directing urban type development to urban areas and rural type development to rural areas. The Municipality has the ability to plan and manage rural resources and urban settlement areas in a way that Ramsay, Almonte and Pakenham could not do prior to amalgamation.

2.5.1 Goals and Objectives

It is a goal of this Plan to:

Promote managed, coordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable and to direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.

The following objectives are designed to implement the goals:

1. Establish a growth strategy which promotes an orderly pattern of development, maintains the area's rural and small-town character and which represents a logical expansion of built-up areas.
2. Establish an urban density which promotes a sustainable and efficient use of the land.
3. Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment.
4. Ensure that the rate of growth is consistent with the Municipality's ability to manage such development.
5. **Require the majority of developments to be on municipal sewer and water services, including communal systems in villages or cluster lot developments.**
6. **Explore innovative methods of bringing water and sewer services to urban areas where municipal sewer and water services do not exist.**
7. **Encourage infill and lot creation in the villages and limit large scale development in the villages.**
8. **Encourage Additional Residential Units in the rural and agricultural areas and villages to provide greater housing options.**

9. Limit new residential lots in rural areas and ensure their compatibility with surrounding agricultural and rural land uses and natural features and resources.
10. Establish an inventory of lands which are available for development, as well as those that should be protected from development.
11. Require growth and development to pay its fair share of growth- related costs.
12. Encourage growth and development to use environmentally sustainable and energy efficient building practices that encourage use of responsible, local materials and services, such as LEED®.
13. Authorize the use of additional residential units and compatible intensification or redevelopment to assist with the provision of affordable housing.

2.5.2 Smart Growth

“Smart Growth” is a concept that has been discussed widely over the past five years. For the most part, the “Smart Growth” debate has focused on the growth and development of major metropolitan areas and minimizing urban sprawl. It is, however, a concept which is based on sound land use planning principles that can be applied at many different levels.

This Plan embraces the concept of “Smart Growth”. For Mississippi Mills, “Smart Growth” means:

- i. a commitment to sound resource management – protection of natural features and management of natural resources such that their long-term sustainability is guaranteed;
- ii. directing urban development towards Almonte with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses;
- iii. diverse, balanced growth which is integrated into existing design with linkages between the new and the old, a focus on multi-modal transportation, shopping, working, street layout, open spaces, mix of housing stock and support for existing institutional and commercial services; and,
- iv. maintaining and enhancing distinctive, attractive communities with a strong sense of place through design.

2.5.3 Mississippi Mills Growth and Settlement Strategy

This Plan sets out a clear course for managing the future growth and development and maintaining the agricultural resources and rural and small-town character of Mississippi Mills.

The Municipality of Mississippi Mills will work with the County of Lanark and relevant agencies to amend this Official Plan to align with the growth management direction,

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policies and allocations outlined in the Lanark County Sustainable Communities Official Plan as it is updated and approved.

2.5.3.1 Population Projection

Many of the key decisions made during the preparation of the Community Official Plan were based on the adopted Population Projection. In his report “Population Projections for Mississippi Mills, August 2002”, Dr. David Douglas notes that “a projection is a description of what the future might look like if certain things occur over a specified period of time. Projections indicate the direction and relative magnitude of change that might occur, based on existing knowledge and the assumptions we make about the future. However, forecasting population growth remains an inexact science as some determinants are unknown and others are not measurable. The most common reason for making projections is to anticipate situations that may arise in the future so that strategic responses can be developed.”

Consistent with the population allocations of the Sustainable Communities Official Plan for the County of Lanark, Mississippi Mills is projected to grow to a population of 21,122 to the year 2038. This allocation represents a 60% increase in the Municipality’s population. A comprehensive review will be conducted to plan for the Municipality’s population allocation in accordance with the policies of the Provincial Policy Statement and the Sustainable Communities Official Plan for the County of Lanark. The results of the comprehensive review will be implemented as an amendment to this plan.

2.5.3.2 Settlement Strategy

Determining where the projected growth will take place, or more importantly, where it should take place, is one of the most fundamental elements of this Plan.

Answering the question of “where should the growth go?” impacts on all the other decisions that are relevant to planning a healthy and vibrant community. Where people will live, work, shop, and play, the maintenance and enhancement of our health, education, social and recreation services, the protection of the environment, the management of rural resources, the maintenance of our roads, the quality of our water, the management of our waste, and how much this will cost are all matters that are affected by where growth is located.

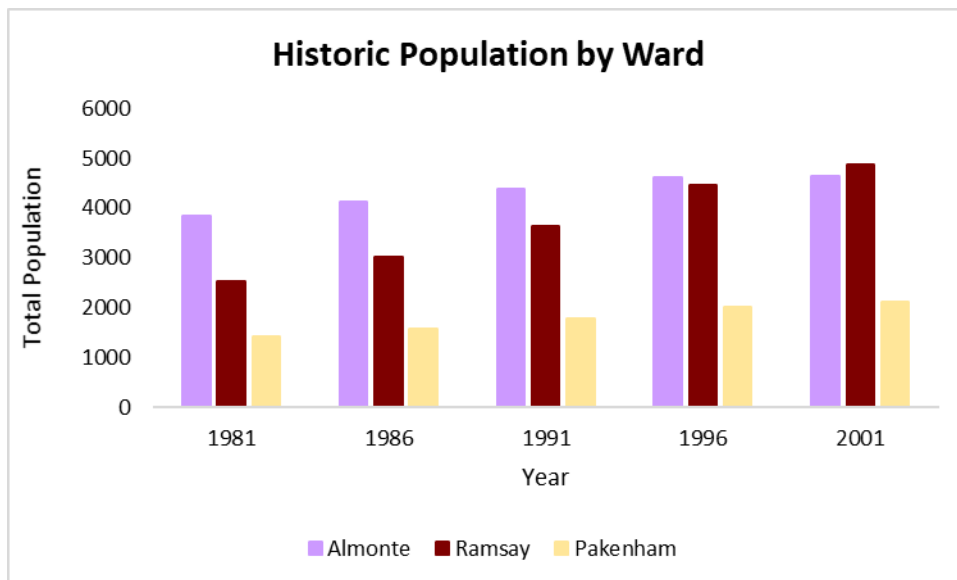
2.5.3.2.1 Where Has the Growth Gone in the Past?

Prior to amalgamation, the former municipalities of Almonte, Pakenham and Ramsay planned for their own futures. The pressures of growth, the constraints to growth and the ability to direct growth to the most appropriate location were significantly different for each of the three separate municipalities.

The following chart demonstrates the growth that each of the former municipalities

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experienced between 1981 and 2001, based on Statistics Canada Census figures.



	1981	1986	1991	1996	2001
Almonte	3855	4120	4382	4611	4649
Ramsay	2518	3020	3624	4451	4874
Pakenham	1426	1580	1782	2007	2124

These figures demonstrate that the majority of the growth between 1981 and 2001 took place in Ramsay on private services. This trend represented a fundamental shift in where people live. Ramsay changed from being an agricultural community to an increasingly rural residential community.

The trend during that period can be attributed to a number of factors:

- a desire to live in the country;
- a lack of sewer capacity in Almonte; and,
- the cost of subdivision development on full services vs. the cost of severing a lot in the country.

The growth during that period dramatically changed the rural character and physical landscape of Ramsay. This change brought about increased concerns about the loss of natural areas and the health of the environment with all the development being created on private wells and septic systems. It saw a loss of farmland and noticeable impacts on the local agricultural industry. The change was perhaps most noticeable in the visual impact of scattered rural residential severances and estate lot subdivisions. There were also concerns about cost and economies of scale of providing services to a dispersed population.

2.5.3.2.2 70/30 Settlement Strategy

The 70/30 Settlement Strategy of this Plan is based on a comprehensive review and

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will represent a fundamental shift in where growth will be accommodated. The comprehensive review has included the population projection information noted in Section 2.5.3.1. The Plan is designed to direct:

- 70% of future growth to Almonte on full municipal services; and
- 30% of future growth to rural areas villages developed on private services.

2.5.3.2.3 General Policies

1. Population and employment allocations will be used as a basis for a comprehensive review and designating an adequate supply of land for development and for planning capital improvements, such as roads, sewer and water supply infrastructure and facilities, such as schools, parks and leisure areas.
2. Growth in Almonte will occur based on logical and economically efficient extensions of services and as adequate servicing capacity exists. Infilling and the efficient use of land within Almonte shall be promoted. Development within Almonte shall be connected to the municipal sewer and water system.
3. The Municipality will undertake a comprehensive review to identify sufficient lands for the 20-year growth of the Almonte Ward and determine if additional lands can be justified for inclusion into urban boundary. Additional lands which can be justified for inclusion into the Almonte urban boundary will require an amendment to Schedules “A” and “B” to this Plan.
4. Due to the existence of municipal sewer and water services, Almonte can develop at a much higher density than the villages. The Municipality should strive for an urban residential density of approximately 15 to 35 residential units per gross hectare of land for development proposed by Plan of Subdivision. Intensification within existing built-up areas shall develop in accordance with the policies of Section 3.6.7 Infilling.
5. Schedule “B” to this Plan presents the “urban” boundary for the Almonte Ward. Future proposals to expand the urban boundaries of Almonte shall require a *comprehensive review* and a site-specific amendment to this Plan or be incorporated as part of a Community Official Plan update associated with a Five-Year Review. Minor adjustments to the boundaries for the proper configuration of development and the road system or to provide land necessary for community amenities, such as parks, recreation facilities or schools and which do not involve the construction of new buildings or the extension of municipal services outside of the identified boundary may be considered through an amendment to the Zoning By-law.
6. This Plan prohibits the creation of new rural residential subdivisions or rural settlement areas supported by private services.
7. Rural Settlement Areas and the villages do not currently have centralized or

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communal water supply and wastewater treatment systems. Such areas shall accommodate growth through infilling, and necessary boundary expansions to the villages, until such time as centralized or communal services are established. The range of uses shall be limited to those which can be supported by private services. The size of new residential lots will generally range from 0.4 ha to 1.0 hectares. Minimum lot sizes shall be based on supporting hydrogeologic information and on the ability of the land to support development on private services. New lots greater than 1.5 hectares for residential uses are generally discouraged and shall only be permitted where existing site constraints, natural features or other existing constraints lend to greater lot size(s).

8. The introduction of municipal or communal water supply and wastewater treatment systems into existing or new Rural Settlement Areas and Villages shall require the preparation of feasibility study to determine the viability of new infrastructure and an official plan amendment with a detailed secondary plan and to direct growth and development in these newly serviced areas including density ranges for new residential development.
9. This Plan clearly identifies the boundaries of rural settlement areas and the villages. The limits of these areas established by this Plan are intended to be fixed limits until the boundaries are expanded to accommodate growth. Proposals to expand the boundaries of these settlement areas shall only be considered in accordance with the Provincial Planning Statement, as amended, a site-specific amendment to this Plan or incorporated as part of a Community Official Plan update associated with a Five-Year Review.
10. The creation of new residential lots outside of identified settlement areas shall take place by consent to sever (severance) including cluster lot development, in accordance with the Rural Policies of Section 3.3 and Section 5..
11. The detailed servicing policies of the Plan are in Section 4.8.3 Sewage Disposal and Water Supply.
12. Section 5.13 of this Plan sets out the policies for utilizing the *Development Charges Act*. This Act provides the authority for the Municipality to collect funds from new growth to offset the costs attributed to new growth. This provides the Municipality with the means to ensure that the capital cost of meeting growth related demands for municipal services does not place an excessive financial burden on the existing taxpayers.

LAND USE POLICIES

The following sections contain the goals, objectives and policies related to the various land use designations established by this Plan. The implementation of these policies should be carried out with consideration to the Basis of this Plan, the General Policy section and the Implementation section of this Plan.

ENVIRONMENT LAND USE POLICIES

3.1.4.1 Area of Natural and Scientific Interest (ANSI)

Areas of Natural and Scientific Interest (ANSI) play an important role in the protection of Ontario's natural heritage, since they best represent the full spectrum of biological communities, natural landforms and environments across Ontario outside of provincial parks and conservation reserves. An **ANSI** contains important natural landscapes or features that have been identified and evaluated by the Ministry of Natural Resources and Forestry based on five (rated) selection criteria including:

- Representation – the representation of landform-natural features;
- Condition – existing and past land uses, which are used to assess the degree of human-induced disturbances (and the potential for restoration);
- Diversity – the number of assessed high-quality, representative features that exist within a site;
- Other ecological considerations – ecological and hydrological functions, connectivity, size, shape, proximity to other important areas, and so on;
- Special features – for example, populations of species at risk, special habitats, unusual geological or life science features, and educational or scientific value.

3.1.4.1.1 General Policies

The policies governing development in and around lands identified as ANSIs on Appendix A are as follows:

1. Within the area identified as ANSI, existing development shall be permitted. The establishment of single dwellings on existing lots of record shall be permitted, subject to all of the relevant policies of this Plan. Development (subdivisions, site plan, zoning amendments, minor variances, consents) may take place in accordance with the land use designation shown on the Schedules to this Plan only when it has been demonstrated through an Environmental Impact Study that there shall be no negative impacts on the natural features or ecological functions of the ANSI.
2. Development (subdivisions, site plan, zoning amendments, minor variances,

consents) within 120 metres of a life science ANSI and within 50 metres of an earth science ANSI, may take place in accordance with the land use designation shown on the Schedules to this Plan only when it has been demonstrated through an Environmental Impact Study that there shall be no negative impacts on the natural features or ecological functions of the ANSI. This is not a setback requirement, but rather a requirement for a review of development proposals within the adjacent lands.

3. Notwithstanding the above, existing agricultural uses are permitted to continue within and adjacent to ANSIs.
4. As additional ANSIs are evaluated by the Ministry of Natural Resources and Forestry, the Council shall incorporate the new ANSIs into this Plan through an Official Plan Amendment.
5. The Municipality endorses and encourages the principles of sustainable land stewardship of ANSI resources. Tax incentives are available through the MNRF when it is demonstrated that proper land stewardship is being carried out on lands which are identified as ANSIs.

3.1.4.2 Significant Woodlands and Vegetation Cover

The forests (*woodlands*) of Lanark County are typical of the Great Lakes-St Lawrence Forest Region, which is characterized by pine, hemlock, and yellow birch. Sugar and red maple, beech, red oak, basswood, white elm is also found, as are typical boreal species including white spruce, balsam fir, and white birch. The unique location of the Municipality at the interface of the pre-Cambrian Shield to the west and the Paleozoic limestone plains to the east provides for increased biodiversity in tree species. Southern species present include white oak, bitternut hickory, butternut, and white cedar. Several tree species are at their northern range (bur oak, shagbark hickory), and some are threatened by disease or insects (elm, butternut, beech, ash).

Woodlands include treed areas, woodlots, or forested areas and vary in their level of importance. *Woodlands* provide environmental and economic *benefits* to both the private landowner and the general public, such as flood and erosion prevention, hydrological and nutrient cycling, clean air and the long-term storage of carbon (carbon sink). They can provide a *sustainable* harvest of a wide range of wood products along with providing *wildlife habitat*, outdoor recreational possibilities and tourism opportunities. Mississippi Mills is home to high quality hard maple *woodlands* that support a significant maple syrup industry.

Forestry is sustainable when it maintains and enhances the long-term health of forest ecosystems for the benefit of all living organisms, while providing environmental, economic, social and cultural opportunities for the benefit of present and future generations. Property owners have the right to harvest forest resources on their lands and are encouraged to practice *sustainable* forest management, as

LAND USE POLICIES

described in the Eastern Ontario Model Forest Code of Forestry Practice. They may also seek professional advice from Conservation Authorities or join Woodlot or Forest Owner Associations. Within the Municipality, Forestry is guided by the County of Lanark Forest Conservation Bylaw.

To mitigate potential impacts due to site alteration and tree cutting in lands identified as containing significant woodlands, Council may adopt appropriate by-laws to prohibit or regulate the placing, dumping, removal or regrading of topsoil or fill, and the destruction or injuring of trees.

This Plan recognizes that the retention or restoration of a native vegetation buffer adjacent to surface water features, on sites subject to development and along roadways contributes to the overall environmental health of the area. This helps lessen the environmental impact of development and improves the visual appeal of newly developed areas.

Property owners are eligible for the province's Managed Forest Tax Incentive Program (MFTIP) and the Conservation Land Tax Incentive Program (CLTIP), which are voluntary programs that lower property taxes for participating landowners. MFTIP requires a Forest Management Plan approved by MNRF and offers a 75% tax reduction. CLTIP offers tax exemption to landowners who agree to protect the Natural Heritage features on their land identified by MNRF. Activities that would degrade, destroy, or result in the loss of natural values of the site may not be carried out.

The boundaries of the significant woodlands were identified using digital data provided by the Ministry of Natural Resources and Forestry – this digital data has not been ground checked. Accordingly, there may be areas identified as significant woodlands that may not actually be so, as well as areas which may be significant woodlands that have not been mapped. In this regard, site assessments will be an important part of environmental impact studies to verify actual site conditions.

3.1.4.2.1 General Policies

The policies governing development and forestry resources are as follows:

1. The establishment of single dwellings on existing lots of record shall be permitted, subject to all other relevant policies of this Plan.
2. Development and site alteration within significant woodlands may take place in accordance with the underlying land use designation only when it has been demonstrated through an Environmental Impact Study that there shall be no negative impacts on the natural features or ecological functions of the woodland.
3. Development within 120 m of a significant woodland, may take place in accordance with the land use designation shown on the Schedules to this Plan only when it has been demonstrated through an Environmental Impact

Study that there shall be no negative impacts on the natural features or ecological functions of the woodland. In the case of non-farm rural residential lot creation, an Environmental Impact Study may not be required if it can be demonstrated that the building envelope for a single detached dwelling or Additional Residential Unit falls outside of 120 m of a significant woodland. The Municipality may require an agreement to implement an appropriate building envelope.

4. Agricultural forestry activities such as maple syrup production and the harvesting of trees in accordance with accepted forestry practices, the use of properties as recreation hunt camps, the establishment of new recreational trails for non-motorized and motorized vehicles on existing roads or logging trails are considered as appropriate activities in woodlots and therefore are permitted without an environmental impact study. Such activities are to be carried out in an environmentally sensitive manner so as to preserve the overall woodlot function.
5. This Plan shall require the retention and/or establishment of mature tree cover and native shrubs and vegetative cover on lands within 15 metres (49 feet) of a highwater mark of a water resource in order to protect the riparian and littoral zones and associated habitat, prevent erosion, siltation and nutrient migration, maintain shoreline character and appearance, and minimize the visual impact of development. Notwithstanding the 15 metre vegetative buffer, a water access area of a maximum of 9 metres in width may be permitted provided the natural shoreline is disturbed as little as possible and the balance of the waterfront outside of the access area is maintained in a natural state. Within the natural vegetative buffer, the pruning of trees for viewing purposes or the removal of trees for safety reasons may be permitted provided the intent of the policy is maintained. All other policies and approvals for work near water resources shall apply.
6. In rural areas, retaining existing natural vegetation along public roads shall be encouraged. Developers shall be encouraged to remove as little vegetation as possible when establishing roads, building sites and servicing facilities. Specific provisions relating to protection of vegetation may be incorporated into site plan agreements. The retention of natural vegetation is not meant to include noxious weeds.
7. In urban areas, selective protection of significant trees or shrubs shall be promoted. Provisions relating to protection of vegetation may be incorporated into subdivision or site plan agreements.
8. The Municipality shall ensure that trees along municipal road allowances and on other municipal property are preserved while allowing appropriate maintenance and the removal of trees which may constitute safety hazard. Any private removal of trees on municipal property shall require the approval of Council.

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9. Applications for subdivisions, official plan and zoning by-law amendments, minor variances or Site Plan Control, in accordance with the Planning Act, shall be supported by a Landscaping Plan. Such a plan shall:
 - i. retain as much natural vegetation as possible, especially along watercourses, on steep slopes, in valued woodlots, in areas linking green spaces and along roadways;
 - ii. determine which stands of trees or individual trees warrant retention based on a preliminary assessment;
 - iii. outline measures for the protection of those trees or stands of trees being retained during construction;
 - iv. describe the area and nature of tree loss and compensation measures proposed. Such compensation measures may include off-site plantings;
 - v. indicate tree planting or vegetative cover required to provide protection for stream courses or steep slopes;
 - vi. investigate the use of native species in tree planting strategies
 - vii. provide guidelines for property owners on the importance and care of trees on their property;
 - viii. consider the impact on the environment during and after construction and propose mitigation measures where there is substantial alteration of the existing tree cover on the site.
10. Natural features/functions may be protected and enhanced by incorporating them into public open spaces and recreational pathways.

3.2 AGRICULTURAL POLICIES

The agricultural industry found in Pakenham and Ramsay is a major economic and social contributor in Mississippi Mills. Directing approximately \$30 million per year into the local economy based on farm gate sales of \$12.1 million, Mississippi Mills' agricultural industry is one of the largest in Lanark County.

Over the last few decades, there has been a fundamental change in our rural areas with the influx of non-farm residential development. This influx has placed pressures on the available agricultural lands and the way in which modern agriculture is carried out. Farmers need to be assured that their investment in and commitment to agricultural production shall not be adversely affected by conflicting land uses.

Recognizing the importance of the agricultural industry, agri-food network, on-farm diversified uses and the threats faced by the urbanization of the rural lands, this

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Plan establishes a policy direction which shall ensure the protection of the agricultural land base within Mississippi Mills from conflicting land uses.

This Plan recognizes the significance of local farmers and the positive impact both large scale and small-scale agricultural operations have on the local economy. The Municipality **will** work with local commodity groups, the Ontario Federation of Agriculture, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry **to** maintain a positive climate for farmers to invest **in** the local agricultural industry.

The “Agricultural” designation **reflects the province’s prime** agricultural areas identified through an alternative agricultural land evaluation system (LEAR) approved by the Province following public consultation and input from the Agricultural Committee and endorsed by the Mississippi Mills Agricultural Advisory Committee.

This Plan recognizes that traditional rural uses of land, notably agricultural uses, forestry uses, rural recreational activities such as hunting, fishing and snowmobiling, and pit and quarry operations take place in the rural area and **are** allowed to continue to take place. Through the specific land use policies of this Plan, these traditional uses shall be permitted as integral parts of the rural character of the Municipality. **Future residents** should be aware that there are certain activities associated with these uses which **may** result in noise, odours and traffic **impacts**.

The Plan attempts to separate **incompatible** rural land uses and protect **the** rural character of the **Municipality; however,** those who live in the rural areas must expect **that traditional rural land uses will** continue .

The following goals, objectives and policies apply to lands placed within the “Agricultural” land use designation.

3.2.1 Goal and Objectives

It is a goal of this Plan to:

Protect agricultural resources for *agricultural use*.

The following objectives are designed to implement the goal:

1. Protect prime agricultural areas identified through an alternative agricultural land evaluation system known as Land Evaluation and Area Review (LEAR) for their long-term use.
2. Restrict development on agricultural lands to those uses which are compatible with or supportive of the agricultural industry.
3. Prohibit farmer “retirement lot” severances within the Agricultural designation.
4. Encourage the agricultural industry to carry out sustainable stewardship of

the land in accordance with Environmental Farm Plans, Nutrient Management Plans and Provincial Best Management Practices.

3.2.2 Permitted Uses

On lands designated as “Agricultural”, permitted uses are agricultural uses, agricultural related uses and on-farm diversified uses as defined by the Provincial Planning Statement, as amended and the following:

- i. conservation and management of the natural environment; and
- ii. residential dwellings which are accessory to an agricultural use, including Additional Residential Units in accordance with this Plan.

3.2.3 General Policies

1. The establishment of new buildings and structures or the expansion or change of use of existing structures within the Agricultural designation shall be subject to the Minimum Distance Separation (MDS) formulae.

3.2.4 . Land Stewardship, Sustainable Operations and Nutrient Management

1. Agricultural operations will be subject to nutrient management legislation regulated by the province for the management of materials containing nutrients in ways that shall achieve optimal crop yields and product quality, manage input costs and enhance the protection of soils and water resources. It provides for a sustainable future for agricultural operations and rural development.
2. Agricultural operations shall be encouraged to operate their business under best management practices and to participate in farmer-led stewardship initiatives, such as the Environmental Farm Plan, which protect the long-term productivity of soils and minimize or eliminate negative environmental impacts. In order to minimize negative impacts on water bodies, agricultural operations are encouraged to maintain appropriate setbacks or buffer strips from water bodies.

3.2.5 Agricultural System

The agricultural system is comprised of a group of interconnected elements that collectively create a viable, thriving agricultural sector. The two key components of the agricultural system are the agricultural land base and the agri-food network.

1. An agricultural land base consists of prime agricultural areas, including specialty crop areas and may also include rural lands that help to create a

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continuous productive land base as follows:

- a. The agricultural land base includes all lands designated Agriculture, as well as lands within the Rural designation that are actively used for agricultural production.
 - b. Non-agricultural uses should be located outside the agricultural land base. Where a non-agricultural use is proposed within the agricultural land base, impacts on the agricultural system shall be avoided and, where avoidance is not possible, minimized and mitigated in accordance with this Plan.
2. An agri-food network includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector. Where a non-agricultural use is proposed on or adjacent to a site that forms part of the agri-food network, impacts on the agricultural system shall be avoided and, where avoidance is not possible, minimized and mitigated in accordance with this Plan.

Residential Development

Residential development within the Agricultural designation shall be subject to the following policies:

1. One single detached dwelling and related accessory structures shall be permitted on a lot having frontage on an open and maintained road and subject to other provisions of this Plan and the Zoning By-law;
2. Up to two additional residential units are permitted in accordance with the Additional Residential Unit policies of this Plan provided that, where two Additional Residential Units are proposed, at least one is of these are Additional Residential Units is located within or attached to the principal dwelling, and
3. Any Additional Residential Unit(s) shall have appropriate sewage and water services and in accordance with the Provincial Planning Statement, as amended.
4. In addition to Additional Residential Units farm worker housing shall also be permitted in accordance with the Provincial Planning Statement, as amended
5. all residential dwellings shall be subject to the Minimum Distance Separation formulae.

3.2.6 Agriculture-Related Uses

1. Agriculture-related uses are permitted in the Agriculture designation and shall be subject to Site Plan Control as identified in the Municipality's Site Plan Control By-law, and in accordance with the following policies:

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- a) Demonstrate that the use meets the Minimum Distance Separation formulae;
- b) Demonstrate minimal impact to the agricultural system through an Agricultural Impact Assessment
- c) Any accessory dwelling that is part of the agriculture-related use shall not be permitted to be severed;
- d) Demonstrate that there are no other reasonable alternative locations other than Agricultural designated lands and there is no reasonable alternative location in the Agricultural designation with lower capability soils for agriculture; and,
- e) The uses are in a separate zone in the Zoning By-law.

3.2.7 On-Farm Diversified Uses

On-farm diversified uses in the Agricultural designation include uses that are secondary to the principal agricultural use of the property. Such uses may be permitted subject to any applicable by-laws and guidelines. The diversification of the agricultural sector shall be subject to the following policies:

1. On-farm diversified uses shall remain secondary to the principal agricultural uses of the property;
2. On-farm diversified uses shall be located within the limits of the property and be relative to the size of the property in that it can be demonstrated that the scale of the on-farm diversified use is clearly a secondary to the primary agricultural use of the property
3. On-farm diversified uses shall be compatible with, and not hinder, surrounding farming operations and agricultural uses demonstrated by an Agricultural Impact Assessment;
4. On-farm diversified uses shall be subject to Site Plan Control, in accordance with the *Planning Act*;
5. On-farm diversified uses shall be developed in accordance with all applicable municipal, provincial, and federal requirements for noise, emissions, odour, water, and wastewater standards;
6. On-farm diversified uses shall be developed in accordance with all applicable rural services, including road access, water and wastewater services, fire protection, emergency services, and other public services;
7. Agri-tourism uses that provide educational or recreational experiences related to the agricultural operation, such as Christmas tree farms and seasonal activities are permitted.

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8. Retail uses that sell or serve products produced as part of the agricultural operation and products as part of another local, agricultural operation such as on-farm bakeries, farm to table restaurants, feed and seed supply outlets are permitted.
9. In addition to the applicable policies, the following policies apply to Battery Energy Storage Systems:
 - a) It is demonstrated that sufficient setbacks are provided from lot lines. In no circumstance shall the minimum setback from a lot line be less than 20 metres;
 - b) The area of development maintains a minimum distance of 750 metres from an existing residence and demonstrates that a minimum 750 metre radius can be achieved from any properties where a residential use is permitted;
 - c) The area of development maintains a minimum distance of 500 metres from any livestock facilities or any lots which are used for temporary or permanent livestock grazing.
 - d) The area of development maintains a minimum distance of 2 km from the Mississippi River or any tributary of the Mississippi River and a minimum distance of 1 km from any creek, stream or Municipal Drain.
 - e) A hydrogeological study is provided which identifies any groundwater sensitivities.

3.2.8 Severances and Lot Creation in the Agricultural Designation

Severances and the creation of lots within the Agricultural designation shall be in accordance with the following policies and the applicable policies of Section 5.3.11.

1. Farm-related severances may be permitted for a surplus farm dwelling, provided that the dwelling was constructed a minimum of twenty (20) years prior to the date of the consent application, which has been made surplus to a farming operation as a result of farm consolidation and subject to the following:
 - a) Future residential uses are prohibited through the Zoning By-law on the parcel rendered vacant as a result of the severance. As a condition of the surplus farm dwelling severance, the Municipality shall impose a condition on the parcel rendered vacant as a result of the severance that requires a zoning by-law amendment which prohibits the construction of a new residential dwelling or additional residential units.
 - b) The lot area and frontage of the surplus farm dwelling lot is kept to a

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minimum and generally should be 1.0 ha in size. Lot sizes larger than 1.0 ha shall be justified by the location of site features such as existing buildings, private servicing or established access (driveway) to the site. Lot sizes less than 1.0 ha in size shall be no less than 0.4 ha and supported by studies that demonstrate that maintaining private servicing is feasible.

- c) The proposed lot containing the surplus farm dwelling is not subject to Minimum Distance Separation formulae
2. Severance for boundary adjustments between agricultural holdings may be permitted provided that no new lot is created, and it is demonstrated that the size of the lots are appropriate for the type of agriculture proposed.
3. Severances for agricultural uses may be considered for the creation of a new agricultural holding provided that:
 - a) Generally, the minimum lot area for agricultural parcels is 40 hectares (100 acres);
 - b) The severed and retained lots are of a size that is appropriate for the type of agricultural use(s) proposed or established and are of sufficient size to maintain flexibility for future agricultural uses and operations.
4. Severance of an existing agricultural related use or legal non-conforming use in the Agricultural designation is permitted subject to the following:
 - a) the severance does not result in the creation of more than two lots from the holding since July 1973;
 - b) the lot size is kept to a minimum to allow for the continuation of the established use;; and
 - c) The creation of the lots meet the *Minimum Distance Separation (MDS)* formulae.

3.2.9 Prime Agriculture Area Re-designation

The removal of land from an Agriculture designation for municipally initiated expansions of existing settlement areas is permitted in accordance with the Provincial Planning Statement, as amended and subject to the following::

1. Determining whether the agricultural lands are comprised of specialty crop areas;
2. the evaluation of alternative locations, including reasonable alternatives on lower priority agricultural lands, is not possible;

3. whether the new or expanded settlement area complies with the Minimum Distance Separation (MDS) formulae; and
4. whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment in accordance with the policies of this Plan.

3.2.10 Agricultural Impact Assessments

1. An Agricultural Impact Assessment shall be required in the following circumstances to demonstrate how impacts on the agricultural system are avoided and, where avoidance is not possible, minimized and mitigated:
 - a. Where a new or expanded non-agricultural use is proposed within the Agriculture designation;
 - b. Where adjustments or expansions are proposed to the urban settlement area in accordance with the policies of this Plan; and
 - c. Where an infrastructure project occurs within or crosses any land within the Agriculture designation.
2. An Agricultural Impact Assessment may be required in the following circumstances to demonstrate how impacts on the agricultural system are avoided and, where avoidance is not possible, minimized and mitigated:
 - a. Where a new or expanded non-agricultural use abuts, is within an influence area, or is in close proximity to lands used for agricultural production;
 - b. Where a mineral aggregate extraction operation is proposed in the agricultural land base;
 - c. Any other circumstance where the size, scale, natural, location, and type of use is such that an Agricultural Impact Assessment is required at the sole discretion of the Municipality.
3. New or expanded agriculture related uses or on-farm diversified uses may be permitted without the completion of an Agricultural Impact Assessment where the proposed use complies with the Zoning By-law.

3.2.11 Farming and Food Production Protection Act and Support for Agriculture

This Plan supports the application of the “Farming and Food Production Protection Act (FFPPA)” throughout the Municipality of Mississippi Mills.

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The FFPPA encourages the conservation, protection of agricultural lands and the development and improvement of agricultural lands to produce food, fibre and other agricultural products. Agricultural activities may lead to nuisances or disturbances for non-farm residential uses, including odours, noises and dust. These impacts are often temporary or seasonal and pose no threat to health or public safety. Pressures exerted on agricultural uses make it increasingly difficult for agricultural operators to effectively produce food, fibre and other agricultural products. In agricultural areas, agricultural uses and normal farm practices should be promoted and protected in a way that balances the needs of the agricultural community with provincial health, safety and environmental concerns. The FFPPA offers the protection of farming operations from nuisance complaints and protection from restrictive municipal by-laws.

This Plan recognizes the significance of local farmers and the positive impact both large scale and small-scale agricultural operations have on the local economy. The Municipality shall work with local commodity groups, the Ontario Federation of Agriculture and other groups supportive of the agricultural industry to ensure a positive climate for farmers to invest in the local agricultural industry is maintained.

3.3 RURAL POLICIES

When Ramsay and Pakenham Townships were first settled, agriculture and forestry represented the predominant economic base.

Over the last few decades, Mississippi Mills has experienced an increased amount of interprovincial migration from surrounding urban areas.

The pressure for residential development is evident on rural lands is clearly recognized and can be beneficial to the Municipality provided that it is limited and does not negatively impact agricultural operations, other resource-based industries and environmental features.

This Plan recognizes that traditional rural uses of land, notably *agricultural uses*, rural recreational activities and pit and quarry operations take place in the rural area and are allowed to continue to take place. Through the specific land use policies of this Plan, these established uses shall be permitted as integral parts of the rural character of the Municipality. Certain activities associated with these uses may result in noise, odours, traffic, hours or seasons of operations and other impacts associated with traditional rural land uses may be viewed as being incompatible with other uses, particularly rural non-farm residential uses.

The Plan attempts to address these impacts on rural, non-farm residential uses; however, those rural residents should expect to continue to encounter these established rural land uses.

The following goals, objectives and policies apply to lands placed within the “Rural” land use designation.

3.3.1 Goal and Objectives

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It is a goal of this Plan to:

Provide for an appropriate range of rural uses which protect rural resources, established rural uses, and environmental features.

The following objectives are designed to implement this goal:

1. Require development within rural areas to be appropriately buffered and, if necessary, separated by a reasonable distance from the boundary of the “Agricultural designation” and other non-compatible rural resources.
2. Provide direction for the location of new rural, non-farm residential lots with the construction of dwellings considering established rural land uses and environmental features.

3.3.2 Permitted Uses

On lands designated as “Rural” permitted uses are agricultural uses, agricultural related uses and on-farm diversified uses as defined by the Provincial Planning Statement, as amended and special rural uses. The following uses shall also be permitted:

- a) On-farm diversified uses in accordance with Policy 3.2.8;
- b) Rural diversified uses, in accordance with Rural Diversified Uses policies in this Plan, which includes rural commercial and rural industrial uses, antique and craft shops, artisan studios, butcher and bakery shops, farm-related commercial and industrial, sawmills, feed mills, agricultural processing facilities, contractor’s yards, and tourist commercial establishments.
- c) conservation and management of the natural environment; non-farm residential dwellings, additional residential units, home-based businesses, group homes, and bed and breakfasts.
- d) Resource-based or resource-related industries.
- e) An accessory residential dwelling for a permitted rural diversified use on the same lot is permitted as long as it can be demonstrated that the rural diversified use presents no reason to prohibit a residential dwelling.
- f) Tourist commercial uses including:
 - i. tourist lodging facilities, summer camps, places of entertainment, recreational facilities;
 - ii. cultural uses, such as sites of historic interest, museums and related facilities; and

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- iii. an accessory dwelling for a tourist commercial use.

3.3.2.1. To support the rural area, generally the uses in 3.3.2 will be permitted along with necessary performance standards to establish compatibility with other rural land uses. A Zoning By-law Amendment may be required on a site-specific basis to permit specific uses in identified locations on a property or a Minor Variance to vary established performance standards meeting the four tests of the Planning Act.

3.3.3 General Policies

1. The establishment of new buildings and structures or the expansion or change of use of existing structures within the Rural designation shall be subject to the Minimum Distance Separation formulae.
2. Agricultural operations within the Rural designation shall operate with the Land Stewardship and Sustainable Operations policies in Section 3.2.4.

3.3.4 Rural Residential Development

Residential development within the Rural designation shall be subject to the following policies:

1. One single detached dwelling shall be permitted on a lot having frontage on an open and maintained road and subject to other provisions of this Plan.
2. Up to two Additional Residential Units are permitted on a lot in the Rural Designation in accordance with Additional Residential Unit policies in this Plan.
3. All residential dwellings shall be subject to the *Minimum Distance Separation formulae*.
4. Special provisions may be established for the location of a dwelling abutting scenic or heritage roads in accordance with Section 4.3.7 of this Plan.
5. Development shall take place in accordance the Rural Design Guidelines of this Plan.

3.3.5 Rural Severances (Consents)

The creation of lots within the Rural designation shall be permitted in accordance with 5.3.11 and the following policies:

1. Lot additions and boundary adjustments may be permitted where there is a demonstrated need for increased lot area due to constraints such as private servicing needs, road frontage requirements, or natural features such as watercourses or wetlands. The resulting lot area shall generally be no more than 1.0 hectare.

2. Rural non-farm residential severances must be consistent with the following policies: except where otherwise specifically provided for in this Plan, the maximum number of non-farm residential lots created per land holding shall be limited to two plus the retained lot, provided that the parent lot is an Original Township lot or a holding as defined in this Plan.
3. The lot size is generally a minimum of 1.0 hectare. Lots greater than 1.0 ha may be supported when site conditions warrant an increase in lot size. The minimum lot size shall not include lands within the "Flood Plain" designation.
4. A severance of an established, permitted commercial or industrial use may be considered provided the lot size is kept to a minimum to keep as much land in agricultural production as possible and efforts have been made to locate the operation on land of low capability for agriculture. The severance of a commercial or industrial property is only permitted where there have been less than two severances for commercial, industrial or residential lot creation from the holding since July 1, 1973.

3.3.6 Cluster Lot Development

A cluster lot development is a grouping of three (3) to five (5) severed lots (not including the retained parcel) created by consent for clustered, rural, non-farm residential development. The main purpose of this alternative form of rural residential development is to direct housing away from public roads and reduce the visual impact of strip residential development.

The number of lots permitted in any specific cluster lot development proposal shall be determined based on the number of lots which were previously severed from the original township lot. The number of previous severances shall include all lots, including those created prior to July 1973:

- a) If an original township lot has had one (1) or fewer previous severances, a cluster lot development proposal involving the maximum of five (5) rural residential lots could be considered.
- b) Where the original township lot has had two (2) previous severances, a cluster lot development proposal involving four (4) rural residential lots could be considered.
- c) Where the original township lot has had three (3) previous severances, a cluster lot development proposal involving the minimum three (3) rural residential lots could be considered.
- d) In no case shall a cluster lot development proposal, plus previous severances, result in a situation where there are more than six (6) rural residential lots created from an original township lot, excluding the remnant

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parcel.

- e) Generally, the establishment of cluster lot development shall not be permitted within 1 kilometre of the Almonte urban boundary.
- f) If there is an original township lot which has not had any previous severances, the property owner may be able to pursue the creation of lots under severance policies of Section 3.3.5 or a cluster lot development proposal, but not both. This means that previous severances from an original township lot used in the above calculations must have existed prior to the date indicated in Section 3.3.5.

The following policies shall apply to cluster lot development proposals:

1. Non-farm, rural residential lots on private roads may only be created through the cluster lot development process and are to be located only within the “Rural” designation and zoned “Limited Service Residential (LSR)”.
2. The retained property from which the cluster lot development is severed shall be a minimum lot of 20 hectares.
3. The single internal road serving the cluster lot development shall be a private road built and maintained to standards set by the Municipality in accordance with the private road policies of this Plan found in Section 4.6.8. New private roads shall be subject to Site Plan Control, in accordance with the Planning Act, and managed under a Common Elements Condominium.
4. The intersection of the private road and the public road must be located so that no safety hazards are created at the intersection, adjacent intersections, or existing entrances.
5. Lots are to be serviced by private individual water and sewage systems. Appropriate servicing studies, including a hydrogeological review, shall be required.
6. The overall density of cluster lot development shall be approximately one residential lot per hectare of land. The minimum lot size shall generally be 1.0 ha. and shall not include lands described as significant natural heritage features within the Plan. Any lot(s) less than 1.0 ha. will demonstrate that the lot(s) are of sufficient size to adequately accommodate individual private services.
7. Generally, the placement of dwellings within the cluster lot development shall be determined based on the following considerations:
 - a. Houses should either be set back from the nearest public road a minimum of 100 metres, or the dwelling(s) must be screened from the public road by topography such as berms, mature vegetation, or through new plantings. When the 100 metre setback is waived due to

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- a screen of mature vegetation, agreements must be entered into that to ensure that the screening effect of the vegetation is not compromised during development and into the future. The Site Plan Agreement shall be used to implement this requirement;
- b. The siting of dwellings shall take into consideration landscape features, vegetation, wildlife habitats or other resources on the property and avoid such area;
 - c. Any identifiable features of rural character are maintained or enhanced through the location of the dwellings;
 - d. The location of dwellings shall blend as much as possible with the natural landscape so that the rural character is relatively undisturbed; and
 - e. Buffering shall be provided where a cluster lot development is in close proximity to an active agricultural operation or Agricultural designation.
8. The cluster lot development may include land held in common ownership to be used as open space for recreation. This land cannot be developed further and shall be managed under the Common Elements Condominium.
9. Where cluster lot development includes lands adjacent to natural heritage features, the appropriate policies of this Plan apply. If cluster lot development is proposed within 120 metres of natural heritage features, an Environmental Impact Assessment shall be required in accordance with Section 3.1.6 of this Plan.
10. New private roads or extension to existing private roads will not be permitted to cross private lands via an easement or other such legal instrument; rather the private road shall be a distinct parcel of land identified within the cluster lot development where the ownership, maintenance and liability of the private road shall be included under a Common Elements Condominium.
11. Cluster lot development including accessory structures, private services and private roads are prohibited within the "Agricultural" designation; and shall not be permitted where there are aggregate resources, wetlands, significant woodlands, flood plains, significant habitat of endangered or threatened species or areas of natural or scientific interest unless supported by appropriate studies such as an Aggregate Impact Study or Environmental Impact Statement.
12. Proponents of cluster lot developments shall be required to submit an accurate site plan based on an up to date survey and R-Plan which identifies lot sizes, frontage, lands to be held in common ownership, proposed building and septic system envelopes, well locations, existing and proposed natural features including treed areas and landscaping, slopes, watercourses,

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grading and drainage plans, and any additional information that may be required by the Municipality.

13. The Mississippi Mills Rural Design Guidelines shall apply to all cluster lot developments, as applicable.
14. New cluster lot developments shall be subject to a holding zone that may or may not be lifted until the following requirements have been met:
 - a. The new private road has been designed, constructed and approved by the Municipality;
 - b. A Common Elements Condominium has been registered that includes details related to the ownership, maintenance and liability of the private road; and
 - c. Completion of the Site Plan Control process, in accordance with the Planning Act, with all securities, insurance and registration of all applicable agreements completed.

3.3.7 Rural Diversification

Rural diversified uses are appropriate and supported in rural areas by virtue of their specialized function and include on-farm diversified uses. Rural diversified uses, which are supportive of sustainable economic development in the rural area, must demonstrate compatibility with surrounding uses, environmental features, and natural resources and be consistent with the rural character they are located in.

It is the intention of this Plan to direct most commercial and industrial activities to Almonte and the villages. Rural areas will generally be the focus of resource industrial and commercial uses, resource-based recreational activity and other rural uses.

1.3.7.1 Rural Commercial and Rural Industrial Policies

1. Rural diversified uses shall be compatible with surrounding uses and have a minimum impact on the environmental features, natural resources and rural character of the surrounding area.
2. Rural diversified uses must meet the Minimum Distance Separation formulae.
3. Rural diversified uses must demonstrate that the demands for water is not beyond those considered necessary for the private use of employees. Uses requiring considerable amounts of water must be accompanied by an approved hydrogeological report which addresses adequacy of groundwater supply and soil suitability for disposal of wastes.
4. Lot sizes shall be adequate for the proposed rural diversified use. In assessing the appropriateness of the proposed lot size, consideration will be

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given to parking and loading, servicing, storage, signage, landscaping and buffering requirements.

5. Lots shall have frontage on and direct access to an open public road, maintained year-round and vehicular access will be limited in number and appropriately signed. Wherever possible, consideration will be given to shared access points, service roads and similar traffic design features which limit multiple entrances onto public roads.
6. A traffic study may be required to demonstrate the traffic impacts and identify any road modifications such as turning lanes, signalized intersections and the addition of any traffic lanes.
7. Lighting and utility infrastructure shall be designed to ensure adherence to all municipal, county and provincial standards. All lighting shall comply with the Municipality's Outdoor Illumination By-law, as amended.
8. Signage shall be in accordance with the Municipality's Sign By-law, as amended.
9. Adequate off-street parking and loading facilities shall be provided. Where possible, parking areas shall be located such that front yard parking is avoided. The visual appearance of parking areas will be buffered by landscaping or screening.
10. Outdoor storage areas such as garbage and recycling shall be enclosed by screening or fencing.
11. Where rural diversified uses are located adjacent to residential uses, appropriate screening, buffering, distance separation or other measures designed to minimize or mitigate potential land use conflicts or adverse effects shall be required.
12. The Zoning By-law shall place rural diversified uses in a separate zone.
13. Development or redevelopment, including additions or alterations, shall be subject to Site Plan Control, in accordance with the Planning Act. Tourism is an important part of the local economy with many of the tourism assets located in the rural area. Tourist-related commercial development in the rural area is permitted; however, new tent and trailer campgrounds, golf courses and ski hills shall only be permitted through an amendment to this Plan.
14. Golf courses include a number of accessory uses, such as club houses, pro shops, driving ranges, banquet halls, reception areas, maintenance shops, storage sheds and other similar uses catering to the day-to-day needs of the clientele and management of the operation. Existing Golf courses are designated Parkland and Open Space. Development to establish new golf courses or driving ranges shall only be permitted through an amendment to this

Plan, in accordance with the Rural Diversification policies.

15. Tent and trailer campgrounds include seasonally operated parks for tents and recreation vehicles, including park model trailers and such facilities as an accessory dwelling, marina and convenience store catering to the day-to-day needs of the visitors and non-permanent/seasonal residents. Existing Tent and Trailer Campgrounds are designated as Parkland and Open Space. Planning applications to establish new tent and trailer campgrounds shall only be permitted through an amendment to this Plan, in accordance with the Rural Diversification policies and the following: Central water stations and toilet facilities are provided to the satisfaction of the Municipality and appropriate approval authority.
 - a. No campsite shall be located within the flood plain.
 - b. Existing topographic and physical features of the site should be retained in their natural state. Existing trees shall be preserved, where possible and supported by a Tree Conservation Report.
16. Wrecking and salvage yards provide for the storage, dismantling and salvage of used motor vehicles or other equipment. Such sites need to be chosen carefully because of the appearance and characteristics of this use. Planning applications to establish new or expanding wrecking and salvage yards shall only be permitted through an amendment to this Plan and shall satisfy the Rural Diversification policies, Special Rural Use policies and the following:
 - a. It is demonstrated that the lot size is adequate for the proposed wrecking or salvage yard including buffer areas, adequate setbacks from roads and sensitive land uses and meets the Provincial "Guideline D-6, *Compatibility between Industrial Facilities and Sensitive Land Uses*", as amended.
 - b. Adequate, permanent screening from public view either naturally or by fencing, berming or planting shall be required.
 - c. Access to the wrecking or salvage yard shall be controlled by fencing, gates or other appropriate control devices.
 - d. It shall be demonstrated through a hydrogeological study and environmental impact study that the wrecking or salvage yard is an adequate distance from any waterbody or wetland.

1.3.7.2 Special Rural Uses

Certain large-scale or distinctive recreational uses may be appropriate in some rural areas under specific conditions. These special rural uses are distinct from traditional rural uses and rural diversified uses and shall be evaluated with respect to their scale, impact on surrounding land uses, infrastructure capacity, and consistency with the rural character and long-term goals of the rural areas of the Municipality. All

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special rural uses shall satisfy the Rural Diversified policies and the following:

1. Special rural uses shall only be permitted through an amendment to this Plan and shall not be permitted within the Agricultural designation.
2. Special rural uses must be located an adequate distance from sensitive land uses such as residential uses, to ensure that the residential use and related outdoor amenity areas are not negatively impacted.
3. Studies to determine the general lot area for special rural use shall be undertaken to determine the general need of the proposed operation, potential impact on environmental features including use of groundwater, stormwater management, pesticide management, natural resources, rural character and the requirements for private services shall be provided in accordance with this Plan.
4. Special rural uses shall be supported by several studies, prepared by qualified individuals, including but not limited to hydrogeological assessment, noise studies, traffic impact study, stormwater management and site servicing studies. Additional studies may be required as per Section 5.3.17.2 and 5.3.17.3.
5. The Zoning By-law shall place the special rural use in a separate zone.

1.3.7.3 Shooting Ranges

Shooting ranges are facilities designed for the controlled discharge of firearms or archery equipment for recreational, competitive, or training purposes. Planning applications to establish new shooting ranges or expand existing shooting ranges shall satisfy the Rural Diversification policies, Special Rural Use policies and the following:

- a) An outdoor shooting range shall be located to minimize impacts to adjacent and nearby properties including livestock facilities and sensitive land uses.
- b) New shooting ranges must be compliant with the Firearms Act and the Shooting Clubs and Shooting Ranges Regulations (SOR/98-212), under the authority of the Chief Firearms Officer (CFO) of Ontario.
- c) A shooting range shall not be located closer than 2.0 kilometres from an existing residential use or settlement area or a lot where a residential use is permitted. This distance shall be measured from the closest lot line of the lot to be used for a shooting range and the closest lot line of lot containing a residential use or permitted to be used for a residential use.
- d) A shooting range shall not be located closer than 1 kilometre from a lot used for livestock including seasonal grazing or the temporary or

permanent housing of livestock. The distance shall be measured from the closest lot line of the lot proposing the shooting range to the closest lot line of the property being used for livestock uses.

- e) A noise study shall be required to demonstrate that the shooting range will not exceed any Provincial noise guidelines for indoor noise or outdoor amenity spaces.
- f) Other studies shall be required to determine the general need for the proposed operation, safety, potential impact on groundwater, traffic, natural resources, and rural character and the requirements for services.
- g) The proposal shall be consistent with any applicable federal and provincial safety and design standards for shooting ranges, including the Chief of Firearms Range Design and Construction Guidelines.

1.3.7.4 Outdoor Paintball Facilities are specifically used for the game of paintball and tend to encompass a variety of obstacles and terrain for gameplay. Such sites need to be chosen carefully, due to the size, appearance, and characteristics of this use. Planning applications to establish outdoor paintball facilities or expand existing facilities shall satisfy the Rural Diversification policies and Special Rural Use policies.

1.3.7.5 *Motocross and other types of racetracks* are often enclosed, with off-road dirt circuits designed for motorcycle racing. The tracks tend to feature natural terrain and dynamic elevation changes with a variety of turns, jumps and other obstacles. Planning applications to establish motocross tracks or expand existing tracks shall satisfy the Rural Diversification policies, Special Rural Use policies and the following:

- a) Campgrounds may be located within a motocross track boundary as an accessory use and shall satisfy the Tent and Trailer Campgrounds policies.

2.5.4 VILLAGES

There are four villages in Mississippi Mills: Pakenham, Appleton, Blakeney and Clayton. The Villages range in land size and population. The Villages represent concentrations of rural development in a community setting consisting of dwellings, local commercial and business uses, as well as supporting services, such as churches, post offices, and recreational areas. The villages were originally established as centres providing local services and events to the larger agricultural community. Over the years, the Villages have experienced some growth and change through infilling and minor expansions, and each has evolved with its own identity. There are also some common characteristics among the Villages which can serve as the basis for developing policies for future growth in these areas. As the Villages continue to evolve

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overtime, it is important that new development fit with the overall character and unique identity of the village and the specific needs of the community.

3.3.7.1 Goals & Objectives

It is the goal of this Plan to:

Preserve the general character as well as the individual identity of each village.

The following objectives are designed to implement the goal:

1. Ensure that the established pattern of development is continued.
2. Enhance or encourage a focal point for each settlement area.
3. Encourage good pedestrian access and public interaction spaces.
4. Promote the natural and heritage attributes as an integral part of the community.
5. Encourage small-scale, locally owned businesses and heritage/nature-based tourism that complement the rural village atmosphere.
6. Encourage home-based businesses within the boundaries of the Village provided that they are compatible with residential uses and comply with applicable zoning and regulatory requirements.

3.3.7.2 Permitted Uses

1. The uses permitted within a Village include low density residential and accessory uses, multiple residential uses, home-based businesses, group homes, bed and breakfast establishments, local commercial, institutional and public uses, community facilities, parks and recreational facilities and limited agricultural activities in accordance with this Plan.

3.3.7.3 General Policies

1. The boundaries shown on Schedule A represent the limits for development within each Village. Any proposal for the expansion of the boundaries shown on Schedule A shall only take place in accordance with Section 2.5.3.2.3 of this Plan. Any such amendment shall have regard for the relevant policies of this Plan, specifically the growth and settlement, environmental, agricultural and design sections.
2. Any proposed development in the Villages shall be compatible with the general built form and density of the existing neighbouring development.
3. All new development and redevelopment shall demonstrate adequate water

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supply and sewage disposal facilities. Only those uses which do not require large volumes of water or produce large volumes of sanitary waste shall be permitted. The Municipality may require a hydrogeological or other servicing study to be provided with any planning application. Such studies shall be prepared to the satisfaction of the Municipality and the province or its delegate.

4. New local village commercial uses may be permitted subject to a site-specific zoning by-law amendment and in accordance with the following policies:
 - a. It is demonstrated that the site is large enough to accommodate the buildings and structures, accessory uses, landscaping and servicing infrastructure;
 - b. adequate off-street parking and loading space are provided;
 - c. the range of permitted local commercial uses is appropriate for the area;
 - d. uses which generate significant amounts of traffic shall be located or designed to minimize the impact on surrounding uses and existing transportation infrastructure;
 - e. the development satisfies the environmental and design policies of this Plan with respect to sustainability and compatibility;
 - f. sufficient soft landscaping is provided on the site; and,
 - g. local commercial uses shall be subject to Site Plan Control and the Municipality's Site Plan Control By-law, as amended and in accordance with the Planning Act.
5. The Municipality will carry out further studies to define the existing focal points within the villages and to develop strategies for enhancing and improving the elements that contribute to these communities.
6. Minimum lot sizes within villages shall be based on the appropriate requirements for the proposed water and sewage systems as well as site specific considerations of topography and vegetation. Residential lots should be a minimum of 0.4 hectares (1 acre) in size and no more than 1.0 ha in size. In waterfront situations, larger lot sizes may be permitted if a 30 metre setback from the highwater mark is implemented, shoreline buffering is provided, and floodplain and other environmental features are maintained and protected.
7. New multiple residential uses, such as townhouses or low-rise apartment dwellings, and non-residential uses may be permitted subject to a site-specific zoning by-law amendment and in accordance with the following criteria:
 - a. the site is large enough to accommodate the building and servicing infrastructure;

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- b. adequate off-street parking is provided;
- c. the development satisfies the environmental and design policies of this Plan with respects to sustainability and compatibility;
- d. adequate outdoor amenity areas are provided;
- e. uses which generate significant amounts of traffic shall be located or designed to minimize the impact on surrounding land uses and the existing transportation network;
- f. environmental and design policies of this Plan are satisfied with respect to sustainability and compatibility;
- g. multiple residential uses and institutional uses shall be subject to Site Plan Control, in accordance with the Planning Act.

3.3.8 Pakenham

The Village of Pakenham is a vibrant, independent community that thrives through a balanced mix of uses, making it a self-contained and sustainable hub for its residents. From residential areas to local shops, schools, and recreational spaces, Pakenham offers everything its residents need within close reach. This blend of essential services and amenities creates a cohesive, walkable environment where people can live, work, and play. Rooted in rich cultural heritage and guided by a forward-thinking, self-sufficient spirit, the village continues to evolve while honoring its past. The adjacent Mississippi River presents a valuable opportunity to expand recreation, tourism, and environmental stewardship—further enriching the village’s character and long-term vitality.

3.3.8.1 Policies

A hydrogeological study for all infill or intensification or non-residential uses that require potable water will be required within the boundaries of the Village of Pakenham that demonstrates that private services are sustainable and meet regulatory standards. Clayton

3.3.9 Clayton

Clayton is a small village with a friendly and engaged community and rural feel, near the western border of Mississippi Mills and Lanark Highlands. The community’s rural and seasonal lifestyle depends on Clayton as a resource for connection. A 15-minute drive from Almonte, the Village is serviced by Tatlock Road (County Road 9), and Bellamy Mills Road. Many of the residents of Clayton reside on these two busy roads, in a variety of charming and unique homes, many of them fronting onto Clayton Lake and the Indian River, which pass through the middle of the Village. Clayton is a hub for residents of the rural area of Mississippi Mills and Lanark Highlands, largely due to the Clayton General Store which supplies goods and services to the residents. The community is further enhanced by the Clayton Community Centre, active churches, and

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the generous community volunteers that reside in and around the Village.

3.3.9.1 Policies

On the lands designated as Special Policy Area II in Clayton, the following special conditions shall apply in addition to the other relevant policies of this Plan that apply to multiple residential developments:

1. The dwelling type allowed shall be limited to a one storey multiple residential building.
2. The maximum number of dwelling units permitted shall be 25.
3. No development shall be permitted below the 1:100-year flood line of the Indian River as established by MVCA.

3.3.10 Appleton

Situated along the Mississippi River, the historic Village of Appleton is a quaint and idyllic part of Mississippi Mills. Appleton was once known for its rich and prosperous milling industry, and this is still representative of Appleton's cultural identity today. The residents of Appleton enjoy a walkable, riverfront village environment with access to the Mississippi River for recreation. The residents of Appleton take pride in their village's heritage and natural beauty, ensuring its character endures through preservation and mindful growth. Policies

On the lands designated as Special Policy Area 1 in Appleton village, the following special conditions shall apply exclusively:

1. The permitted uses shall be restricted to private hydro-electric power generating facility and related buildings and structures and to the existing semi-detached dwelling.
2. Any structures relating to the power generating facility shall meet all of the requirements of the Lakes and Rivers Improvement Act.
3. Any structure which has an impact on water levels shall satisfy the requirements of Mississippi Valley Conservation Authority.
4. Access to the power generating facility and to the existing semi-detached dwelling may be from a private right-of-way registered on title.

3.3.11 Blakeney

The Village of Blakeney is celebrated for its rich history, natural beauty and community. Blakeney is located along the Mississippi River and is home to the Blakeney Rapids, which attracts many outdoor enthusiasts. Maintained by volunteers of the Almonte Fish & Game Association, Blakeney Rapids Park offers a network of walking trails and views

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of the rapids and waterfalls. The Blakeney Bridge serves as a vital connection within the community and greater municipality. The Village of Blakeney is rich in natural assets and offers residents and visitors a welcoming and tranquil atmosphere.

3.3.11.1 Policies

A hydrogeological study for all infill or intensification or non-residential uses that require potable water will be required within the boundaries of the Village of Blakeney that demonstrates that private services are sustainable and meet regulatory standards.

3.4 RURAL SETTLEMENT AREAS

Existing rural settlement areas are defined with a fixed boundary on Schedule A of this Plan recognizing existing rural settlement areas including rural estate lot subdivisions that have been largely created during the last 50 years and typically consist of single detached residential development and accessory uses.

The following goals, objectives and policies apply to lands placed within the “Rural Settlement Areas” land use designation.

3.4.1 Goal and Objectives

It is a goal of this Plan to:

Preserve the general character as well as the individual identity of each rural settlement area.

The following objectives are designed to implement the goal:

1. Ensure that the established pattern of development is continued within the existing boundary of the rural settlement area.
2. Encourage opportunities for infill and additional residential units.

3.4.2 Permitted Uses

1. The uses permitted within rural estate lot subdivisions include low density residential and accessory uses, including home-based businesses, additional residential uses and bed and breakfast establishments, and parks and recreational facilities.
2. The development of new rural estate lot subdivisions is prohibited unless located within the boundary of an existing Rural Settlement.
3. New uses that require large volumes of water or produce large volumes of sanitary waste shall not be permitted.

3.4.3 Policies

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1. The boundaries shown on Schedule A represent the limits for development within each rural settlement area.
2. All development and redevelopment shall demonstrate adequate water supply and sewage disposal facilities; hydrogeological or other servicing study may be required to demonstrate adequate water supply and sewage disposal facilities. Only those uses which do not require large volumes of water or produce large volumes of sanitary waste shall be permitted.
3. Minimum lot sizes within rural settlement areas shall be based on the appropriate requirements for the proposed water and sewage systems as well as site specific considerations of topography and vegetation. Generally, single detached residential lots shall be a minimum of 0.4 hectares and generally no more than 1.0 ha. For properties with frontage on watercourses, larger minimum lot sizes may be required to ensure sufficient area to accommodate a minimum setback from the highwater mark, shoreline buffering requirements, floodplain considerations and other environmental constraints.

3.4.4 Additional Residential Unit Policy

In accordance with the Planning Act and Provincial Planning Statement, additional residential units are permitted. The Zoning By-law provides provisions for additional residential units including the following:

1. Adequate off-street parking and on-site outdoor amenity space is provided;
2. Landscaping and buffering of parking areas to adjacent residential uses is provided;
3. The lot meets the minimum lot area and frontage requirements of the zone or a minor variance is obtained to permit the development;
4. In the case of a property on municipal services, generally only one service is provided to a lot and as a result, any additional residential units must be connected to a singular residential, municipal service;
5. In the case of a property within the boundaries of Almonte, the Zoning By-law will generally require one parking space per additional residential unit. A minor variance to eliminate the requirement of one parking space may be considered subject to the following policies:
 - a) it is demonstrated that on-site tandem parking is not feasible;
 - b) the property is located within 400 metres walking distance of a food retail store and other services;

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- c) the owner enters into an agreement with the Municipality that any resident of the Additional Residential Unit will be formally notified that on-site parking is not available and that the Municipality has an on-street winter parking ban in effect every season, through a lease agreement or other such means; and
 - d) on-street parking is available in the immediate area for visitors.
- 6. In the case of a property on private services, any Additional Residential Unit should share at least one of the two private services with the other dwelling;
- 7. In the case of a property on private services within the limits of a settlement area and in the villages of Pakenham, Clayton, Blakeney and Appleton:
 - a) the minimum lot area should be at least 1.0 ha in size. For any lots less than 1.0 ha, a minor variance may be obtained to permit the development provided that it is demonstrated through a Hydrogeological Study or similar study, that the property is of sufficient size to support the required private servicing; and
 - b) the Zoning By-law will require one parking space for each Additional Residential Unit. Due to the lack of food retail stores, employment areas and other services within walking distance, minor variances to eliminate the required parking is generally not supported by the policies of this Plan unless it can be demonstrated that parking cannot be provided because of extenuating circumstances.
- 8. In the Agricultural and Rural designations, up to two additional residential units are permitted provided that, where two additional residential units are proposed, at least one is located within or attached to the principal dwelling.
 - a) Any additional residential unit(s) shall only be located in accordance with the Provincial Planning Statement, as amended, including the following:
 - i) demonstrate compatibility with surrounding agricultural operations;
 - ii) demonstrate private servicing feasibility;
 - iii) address any public health and safety concerns;
 - iv) be of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - v) minimize land taken out of agricultural production.

3.4.5 Bed & Breakfast Policy

Bed & Breakfast operations are permitted within a single detached dwelling subject to the requirements of the Zoning By-law. The Zoning By-law may provide Bed & Breakfast regulations which ensure:

- i. the residential character of the area is not changed;
- ii. adequate off-street parking, minimum floor area for guest rooms;
- iii. the use is conducted in the principal residence of the operator; and,
- iv. the maximum number of guest rooms for overnight accommodations shall not exceed 3.

Bed & Breakfast operations may be subject to Site Plan Control, in accordance with the Planning Act.

3.4.6 Home-Based Business Policy

Home-based businesses are an important means of realizing small business start-ups and stay-at-home self-employment. Home-based businesses are permitted subject to the requirements of the Zoning By-law. The Zoning By-law may provide home-based business regulations which:

- i. include a detailed list of permitted home-based business uses;
- ii. generally, limit the number of employees, other than residents of the house to **four** individuals;
- iii. provide a maximum percentage of the floor area of the residence **or accessory building** which may be used for the home-based business;
- iv. ensure the external appearance of the residence is maintained and regulate outdoor storage and signs;
- v. provide appropriate parking standards for such uses; and,
- vi. limit traffic impact, ensure safe access, and prohibit uses that are deemed to be significant traffic generators.

Home-based businesses may be subject to Site Plan Control, in accordance with the Planning Act.

3.4.7 Group Home Policies

The term Group Home is used to describe a residence for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single

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housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. Group homes permit residents a degree of independent living in a residential setting that ensures that their specific needs are provided for.

It is the intent of this Plan to recognize the need for group homes, the needs and concerns of the residents of the Municipality and to ensure the effective integration of group homes into the community so that they shall function successfully and obtain community acceptance. Group homes are permitted subject to the requirements of the Zoning By-law.

1. A group home shall be licensed or funded under an Act of Parliament of Canada or the Province of Ontario. Council shall provide input to licensing or funding agencies on applications for group homes within the Municipality, to ensure that in addition to the housing needs of the residents, additional supportive services and facilities exist for the residents.
2. The Zoning By-law shall permit group homes in all residential zones subject to the approval for use under the licensing or funding agency.
3. The Zoning By-law shall set out criteria and regulations on such matters as:
 1. health, safety and building code compliance,
 2. number of residents and staff,
 3. parking requirements and amenity areas.
4. On-site parking requirements shall be established on the basis of the expected number of residents, support staff and visitors.
5. Group Homes may be subject to Site Plan Control, in accordance with the Planning Act.

3.4.8 Day Nurseries and Daycares

Day Nurseries and daycares may be permitted within the Residential, Village, Settlement Area and Rural designation subject to the following requirements of the Zoning By-law and in accordance with the following policies:

1. it is demonstrated that the establishment of the facility is compatible with the surrounding area;
2. employee parking is provided including a designated drop-off and pick-up area;
3. outdoor play areas are located on-site with sufficient fencing and buffering from adjacent properties; and,

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4. day nurseries and daycares may be subject to Site Plan Control, in accordance with the Development Agreement or similar agreement.

3.4.9 Country Inn

The term "Country Inn" is used to describe a unique form of accommodation for the travelling public, similar to a Bed and Breakfast, but of a slightly larger scale. Such facilities are ideally suited for older buildings with historic character. In addition to serving meals to those seeking accommodation, Country Inns may also serve meals to the general public, although this should not be the principal function of the Inn.

Country Inns may be permitted within the Residential, Village, Settlement Area and Rural designation subject to the following requirements of the Zoning By-law and in accordance with the following policies:

1. Country Inns shall be placed in a separate zone and subject to the following requirements.
2. Country Inns located in residential buildings that are designated under the Ontario Heritage Act or with documented heritage value and the unique historic characteristics of the building shall be permitted in accordance with the heritage and design sections of this Plan.
3. The Zoning By-law may provide Country Inn provision including the following:
 - a) the Country Inn maintains the residential facade of the building being utilized and does not significantly change the residential, rural or village character of the area;
 - b) there are a maximum number of guest rooms;
 - c) there are a minimum number of required parking spaces and,
 - d) that the Country Inn is generally located on or near an arterial road and it is demonstrated to have minimal traffic impact on the road network, and provides safe vehicle and pedestrian access.
4. Country Inns shall be subject to Site Plan Control, in accordance with the Development Agreement or similar agreement.

DESIGN

A recurrent theme in this document and the discussions leading up to this Plan is the desire to maintain the small town and rural character as the defining element of Mississippi Mills. In order to maintain and enhance the tangible elements of the area's small town and rural character, special attention must be paid to design.

Design involves matters related to the visual character, aesthetics, compatibility of

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land use and the qualitative aspects of development. Design guidelines will supplement the policies that apply to each of the land use designations, as well as to those matters that fall under the zoning and sign by-laws, Site Plan Control in accordance with the Planning Act, and the lot creation process.

The Design Section of this Plan shall be used primarily for guideline purposes, except where Council has the clear authority under the *Planning Act* to influence tangible elements of design. The implementation of design shall focus on cooperation amongst developers, landowners, residents and the Municipal Council and staff in the preparation and review of development proposals and public works.

All development shall be required to demonstrate compliance with the design goals, objectives and policies of this Plan. Council may establish a design committee to assist with the preparation of design guideline documents, both urban and rural, that would assist developers and decision makers in implementing the design policies of this Plan.

There is a fundamental difference between design in an urban setting and design in a rural setting. Accordingly, this Plan shall set out both urban and rural design guidelines.

Development within the Municipality shall be directed by the following design goals, objectives and policies.

4.2.1 Goal & Objectives

It is a goal of this Plan to:

Require new development and redevelopment to respect the scale and form of the area's small town and rural character.

The following objectives are designed to implement the goal:

1. Adopt urban design policy which reflects the elements of small-town character and the principles of smart growth.
2. Define tangible elements of small town character to include lot size, size of buildings, building height, lot coverage, landscaping, setbacks from streets and lot lines, accessory structures, park land, open space, visual impact, street width, sidewalks, lighting, signage, and services.
3. Require residential intensification, infilling and redevelopment within existing neighbourhoods to be compatible with surrounding uses in terms of density and design.
4. Adopt rural design policy which reflects the elements of rural character and the principles of smart growth.
5. Define tangible elements of rural character to include lot size, location of buildings, setbacks from roads and lot lines, accessory structures, park land, open space and visual impact.

6. Promote development which incorporates environmentally sustainable design.
7. Establish the Zoning By-law, sign by-law and Site Plan Control, in accordance with the Planning Act, as planning tools to ensure that the design goal and objectives are addressed.

4.2.2 Rural Design

Rural character is defined by the elements that **make up the** rural landscape. Components of rural landscape include open spaces, forests, rivers and waterways, farms, small settlement areas, natural resource areas, wilderness and natural habitat and landforms. Rural character is not homogeneous and is represented by different features throughout the Municipality.

The objective of this Plan is to **direct** development in the rural area **to the established villages to ensure that these important places maintain a sustainable population which will help to support the villages in the long term.**

Other than growth in the villages, the other most significant form of development will be the creation of rural non-farm residential lots **in the rural area.** This form of development has historically had the greatest visual and physical impacts on the traditional rural landscape of Mississippi Mills. Other forms of development in the rural area should also be assessed against these design criteria.

The following policies **apply to non-farm, rural residential development and non-residential development in the Rural designation:**

4.2.3.1 General Policies

1. Development **applications** will demonstrate how they conform to the Council approved Rural Design Guidelines.
2. The construction and maintenance of existing roads shall take into consideration the **landscapes** that exist **and effort** will be made to maintain existing trees and traditional rail fences along existing roads.
3. Development **applications** will need to consider the impact **the proposed development will have** on the natural environment by:
 - i. **ensuring** that the setbacks from natural features, rural resources and agricultural lands expressed elsewhere in this Plan are adhered to;
 - ii. **ensuring** that the site is large enough to accommodate the scale and intensity of the proposed development; and,
 - iii. designing and **locating** lighting to control spillage on adjacent properties and protect the night sky, **in accordance with the Municipality's Outdoor Illumination By-law, as amended.**

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4. To create visually appealing buildings and enhance the rural character, development applications the Municipality will:
 - i. establish increased setbacks for new non- farm residential development and other forms of rural development in the Zoning By-law;
 - ii. encourage new residential buildings to be designed to maximize the direct exposure to natural light;
 - iii. establish rural residential design guidelines to assist in identifying the characteristics of traditional rural residential design;
 - iv. encourage the protection or enhancement of natural areas between the roadway and any proposed buildings or structures; and,
 - v. encourage rural non-farm residential development to establish or maintain traditional fence designs, such as rail fences and rock fences.
5. To design sustainable buildings that are efficient, durable and adaptive over time, all proponents of plans, the Municipality will:
 - i. encourage sustainable designs that reduce energy consumption and maintenance costs;
 - ii. promote the adaptive re-use of existing buildings where possible; and
 - iii. encourage street layouts, building orientation, and landscaping to maximize potential gains from solar energy and exposure to light.

4.2.5 Rural Settlement Areas and Village Design

The traditional villages of Appleton, Blakeney, Clayton and Pakenham, possess unique design character features.

1. Development proposals for the expansion of villages shall be require an amendment to this Plan, in accordance with the Provincial Planning Statement, as amended. Village expansions are subject to the following policies and demonstrate how they conform to Council approved Design Guidelines.
2. This Plan envisions the expansion of existing villages as more than residential subdivisions. In proposing such development, the following principles should be considered:
 - a) Define public spaces and parks with a purpose. Instead of being the left-over parcels, these areas should be deliberately planned from the very beginning as critically important, value-adding elements of the

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community.

- b) Focus on the core rather than on the boundary. The importance of core areas serving as centres of gravity to draw people together, such as parkland, bodies of water and neighbourhood businesses, helps define a community. Without them, convenient opportunities for residents to interact casually are severely reduced.
- c) Use order rather than repetition. The **cadence** of village streetscapes creates a sense of cohesion without the repetition of identical design.
- d) Use human proportions. Whether it is the sidewalk to porch distances that allows casual conversation or walkways or public open spaces, it is important to design at a scale comfortable for people to be in.
- e) **Encourage walking and cycling rather than driving within the Village.**
- f) **Encourage a range of housing sizes and types to allow people to remain in their community as their housing needs change.**
- g)
- h) Encourage a mix of uses rather than purely residential land uses.
- i) **Plan with the environmental features.**

Generally, the expansion of existing villages should:

- i. **include a sewage and water servicing strategy which can greater density and a variety of housing types;**
- ii. **connect the new pedestrian network with the existing network ;**
- iii. **if not already existing, identify key areas which can evolve to a central core where there can be a mix of uses that provide services and amenities to residents;**
- iv. **Ensure** that highly vulnerable aquifers and significant ground water recharge areas are protected from incompatible development.

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The purpose of this section is to explain how the policies of the Community Official Plan shall be put in place. The Implementation Section lists all the regulatory measures that the Municipality has at its disposal to manage growth and development.

This Section acts as a guide to those who wish to participate in the planning process or who propose developments within the Municipality. To this extent, efforts have been made to clearly explain the various planning tools available to the Municipality, when they may be used and the type of issues they can address.

This Section also contains the definition of the various words or phrases used throughout the Plan.

Temporary Use By-Laws

In certain circumstances, it may be desirable to pass a Temporary Use By-law to implement the policies of this Plan or to implement measures for economic development (e.g. temporary location of certain uses in vacant commercial, industrial or institutional buildings or lands) despite the fact that the identified land use may not be permitted on the specific property selected. It may also be beneficial to zone lands for temporary commercial, industrial or institutional uses in locations which do not conform with this Plan.

Council may, by by-law passed under Section 39 of the Planning Act, authorizing the temporary use of lands, buildings or structures for any purpose set out therein. The maximum time period for temporary use is three years, and consideration may be given to renewing temporary uses once the time period is up. Notice of a Temporary Use By-law shall be given in the same manner as that of a Zoning By-law under Section 34 of the Planning Act.

Any use introduced under a Temporary Use By-law does not acquire legal non-conforming use status once the by-law has expired. Once the by-law has expired, the use must cease.

It is not the intent of this Plan that a Temporary Use By-law should be used to permit a new use while an amendment to the Community Official Plan and/or Zoning By-law is being processed to permit the use on a permanent basis. However, once a temporary use is established and it becomes apparent that the use should be permitted on a permanent basis, the use may continue under a Temporary Use By-law while any required amendments are being considered for approval.

Plans of Subdivision

Prior to approving a Plan of Subdivision, the County of Lanark requires that a developer satisfy all conditions placed upon the development by the Municipality or by the various authorities involved in the plan, input and review process. This process usually involves the developer entering into a subdivision agreement with

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the Municipality.

A **subdivision** agreement provides the Municipality with a legal and binding mechanism to ensure that the design and servicing of the subdivision meets municipal standards, **and related securities to ensure the subdivision is developed in accordance with the subdivision agreement.**

Subdivision agreements usually cover such issues as lot grading and drainage, the construction of roads and the installation utilities, provision of sanitary and storm sewers and the supply of water, the establishment of parkland, landscaping and matters related to the environment.

The **Municipality** will be satisfied that the terms of a **subdivision** agreement can be met prior to development taking place. The following policies shall apply to plans of subdivision.

1. The Municipality shall not support Plans of Subdivision that do not conform to the policies of this Plan or the provisions of the Zoning By-law.
2. Prior to permitting the development of a Plan of Subdivision, the Municipality shall be satisfied that the development can be supplied with municipal services, such as fire protection, water supply, storm drainage, sewage disposal facilities and road maintenance.
3. The Municipality shall enter into **Subdivision** Agreements as a condition of the approval of Plans of Subdivision. Such agreements shall ensure that the necessary internal or external services will be provided by the developer to the specifications established by the Municipality.
4. The Municipality shall work with the County of Lanark to establish a procedural guide for the review and approval process for plans of subdivision.

Consent to Sever Land

The County of Lanark Land Division Committee has the authority for **consent applications including** granting right-of-ways and easements within the Municipality of Mississippi Mills; however, the Municipality can request that **the Land Division Committee impose conditions on the approval consent applications or, in the case that the consent application does not meet the policies of this Plan, recommend refusal of the application.**

There are specific policies included in this Plan concerning the type, location and amount of development that is permitted by consent within the various land use categories.

5.3.11.1 General Lot Creation Policies

The following policies apply to all **designations and land uses** whether development

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takes place by consent or plan of subdivision.

- i. The size of the lots must be in accordance with the requirements for the type of use and servicing method proposed. Servicing studies **may recommend appropriate lot sizes** in accordance with the requirements of the Municipality and other agencies.
- ii. **A hydrogeological study may be required to demonstrate** that an adequate and suitable water supply and conditions for a proper sewage system exist, all of which can meet the requirements of the municipality and other agencies.
- iii. Lots will not be created on lands which are unsuitable for development because of environmental conditions **s and natural hazards**.
- iv. All lots will have suitable road access in accordance with the relevant policies of this Plan. Proposals which result in the creation of land-locked parcels of land shall be strongly discouraged.
- v. **The location of lots must provide** appropriate separation distances from incompatible uses and natural resources, including agricultural lands.
- vi. The **location of lots** must be appropriate for the proposed **use(s) including a suitable building envelope** site, where applicable.
- vii. **Lots must accommodate driveway(s) so that no safety hazards are created and meet the entrance requirements of the Municipality or County, as the case may be. Two or more lots may share a single driveway where soil conditions, topography, safety, sight lines or other site constraints warrant such an arrangement and the shared driveway is established via an easement (right-of-way).**
- i. All sections of the Plan dealing with the creation of lots shall apply where appropriate.

5.3.11.2 General Consent Policies

1. **Consent applications will demonstrate that the creation of lots:**
 - i. would not require a plan of subdivision;
 - ii. **are compatible with** the surrounding **area**;
 - iii. - would **not result in undue impacts to** traffic;;
 - iv. **are** an orderly and efficient use of land, and **the creation of lots** would not hinder the development of the retained lands;
 - v. does not **result in** strip development; and,

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- vi. meets all other policies of this Plan.
- 2. The Municipality shall not support consent applications that do not conform to the policies of the Community Official Plan or the provisions of the Zoning By-law.
- 3. Supporting information addressing matters such as environmental protection, potable water supply, sewage disposal, road access, design and compatibility may be required as part of a consent application.
- 4. The Municipality shall be satisfied that the development can be supplied with municipal services, such as fire protection, water supply, storm drainage, sewage disposal facilities and road maintenance.
- 5. The Municipality may enter into an agreement with the owner to implement specific recommendations of studies.
- 6. In addition to the condition of an agreement, the Municipality may request other conditions be imposed by the Land Division Committee which may include the following:
 - i. An approved zoning by-law amendment or minor variance;
 - ii. Site Plan Control, in accordance with the Planning Act;
 - iii. Dedication of land or cash-in-lieu of parkland, in accordance with the Municipality's Parkland By-law, as amended;
 - iv. Conveyance of land or an easement for utilities, access control or drainage;
 - v. The construction or upgrading of roads or the installation of drainage facilities;
 - vi. The establishment of buffer strips and landscaping implemented through the Zoning By-law;
 - vii. floodproofing in accordance with the appropriate approval authorities;
 - viii. the installation of water supply or sewage disposal systems;
 - ix. financial guarantees;
 - x. demolition or change of use of buildings or structures
 - xi. measures to remediate the property due to hazardous or contaminated conditions in accordance with the Environmental Protection Act, as amended;

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- xii. - implementation of mitigating measures to ensure compatibility amongst land uses implemented through the Zoning By-law or Site Plan Control, as appropriate; and,
 - xiii. the requirement for conducting studies or the implementation of any study required to support the development proposal.
7. Notwithstanding any other policies of this Plan, consents may be granted for the following purposes:
- i. correct lot boundaries;
 - ii. clarify title to the land;
 - iii. permit an easement or right-of-way;
 - iv. a lease or charge/mortgage;
 - v. the creation of original township lots; and,
 - vi. for municipal or other government purposes.

Delegation of Authority

1. Council may, by by-law, delegate the authority to pass by-laws under the authority of the Planning Act that are of a minor nature to:
 - a. Committee of council; or
 - b. An individual who is an officer, employee, or agent of the Municipality.
2. Further, by-laws in policy 1 above that are deemed to be minor in nature may include:
 - a. Zoning Amendments that are required as a condition of approval of a provisional consent application that received no objections from the public and agencies during the required circulation period.
 - b. Zoning Amendments that are required as a condition of approval of a provisional consent for lot creation for a residence surplus to a farming operation.
 - c. A by-law to remove a holding symbol under Section 36 of the Planning Act where the conditions to remove the holding symbol have been met and any required agreements have been executed.
 - d. Temporary uses that are specified in the Municipality's delegation of authority by-law.
3. A by-law passed under the authority of the Municipal Act must follow the

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public notice requirements of the Planning Act, which may include following alternative measures for consulting the public found in Section 5.9.

Definitions

For clarification of certain terms used throughout this Plan and to provide guidance in interpreting the policies of this Plan, reference shall be made to the following definitions. Where definitions are not provided in this Plan, but are provided in the Provincial Policy Statement, those definitions are to be used.

Barrier:

Includes anything that prevents a person with disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communication barrier, an attitudinal barrier, a technical barrier a policy or a practice.

Best Management Practices (BMPs):

Techniques, facilities and structures designed to protect or improve the natural environment during land development activities and to mitigate the effects of various land uses. BMPs are implemented during the initiation and/or operation of a number of activities, such as agriculture, development servicing, aggregate extraction, woodlot management, retrofitting activities and water taking.

Examples of BMPs include, but are not limited to, land use restrictions, source controls of pollutants, stormwater management ponds, grassed swales, woodlot management, soil erosion control, crop rotation, tree windbreaks and natural fencerows.

Cumulative impact:

The combined environmental effects or potential environmental effects of one or more development activities, including natural resource utilization or extraction, in a defined area over a particular time period.

Development:

In accordance with the definition of development in the Provincial Planning Statement, as amended.

Emergency services:

Services, such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Employment Area:

Means those areas designated as Industrial or Business Park in the Community Official Plan for clusters of business activities including, but not limited to,

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manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Existing use:

Land, buildings and structures in use at the date of the adoption of this Plan by Municipal Council and not the total land area or land holding on which the use is located.

Farm consolidation:

The acquisition of additional farm parcels to be operated as one farm operation. Farm consolidation may include existing situations where a farm operation has two dwellings located on separate agricultural holdings

Garden Suite:

A one-unit residential unit containing bathroom and kitchen facilities that is ancillary to an existing residential structure and is designed to be portable or temporary which offers alternative housing arrangement for elderly parents, handicapped family members or other similar social housing needs.

Gross Density:

The density of the residential development in an area, including all local roads and parks, stormwater management ponds and other natural features.

Highwater Mark:

The mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Holding

A parcel of land held in a conveyable ownership as of July 1, 1973, or an original township lot.

Influence area:

The area, at or below grade, surrounding an aggregate resource area in which aggregate resource extraction might have an adverse effect on a sensitive land use. Adverse effects might include, but not be limited to, impacts on human health, loss of normal enjoyment of property, damage to property, or loss of values to property.

Minor:

In the context of the Committee of Adjustment and Section 5.3.7 of this Plan, minor

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is a relative term and must be interpreted in the particular circumstances involved, together with the three other tests noted in Section 5.3.7 #2. Minor is not a matter of arithmetic. Rather, minor relates to the impact of the variance – its impact on policy, neighbours, water quality, future development, planning practices, zoning regulations to name a few. Minor can only be determined in the context of the specific application before the Committee of Adjustment.

Missing Middle Housing:

Means a range of housing types with multiple units between single detached dwellings and low-rise apartment buildings that are compatible in scale with other low-rise built forms and offer more forms of housing ownership and low-density rental options to the community.

Net density:

The density of only the area within a development which is used for residential uses and does not include local roads and parks, stormwater management ponds, blocks for infrastructure facilities, open spaces and other natural features.

Net Environmental Gain:

Is a working principle which strives to achieve a relative increase in environmental features and natural system functions resulting from new development or new land uses or natural resource extraction rehabilitation over the long term. Net environmental gain will be assessed using such measures as biological diversity including species diversity, ecosystem diversity and genetic diversity within a species, system function and wildlife habitat. Net environmental gain will be determined by comparing the state of the local environment at a base year prior to development or rehabilitation to the long term expected results of measures taken to protect and enhance the environment given the technical feasibility of the measures proposed. The concept of net environmental gain does not mean that there will be no changes to the state of the environment or tolerance for unavoidable loss on a project by project basis.

Organic Soils:

On soils maps, organic soils are often classified as Muck, marsh and peat type soils. Organic and peat soils are formed by humification, the decomposition of vegetative and organic materials into humus. The high percentage of organic matter results in a high moisture retention capacity, making them poorly drained. Organic soils lack structure, erode easily and compress so much that they usually can't support structures.

Original township lot:

The east or west half of a lot which was laid out as part of the original survey of Ramsay or Pakenham Townships and which is typically a 40-hectare (100 acre)

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parcel of land (e.g. East ½ of Lot 12, Concession 3).

Private Road:

A road under private ownership which serves two or more legally conveyable lots as identified as a common element developed under the cluster lot development policies of this Plan.

Public services:

Programs and services provided or subsidized by a government or other public body. Examples include social assistance, recreation, police and fire protection, health and educational programs, and cultural services.

Qualified Person

An individual with qualifications and/or credentials related to a field of study and who is therefore appropriate for conducting a study and/or providing an expert opinion that has been required by the Municipality. The qualifications and credentials of the qualified person must be to the satisfaction of the Municipality, or where appropriate, are defined by relevant legislation, regulation and standards.

Safe Access:

Vehicular and pedestrian access routes are considered safe if the depth of flooding, at the regulation (1:100 year) flood level, along the full length of the travelled surface does not exceed 0.3 metres and the flood velocity does not exceed 1.0 metres/second.

Secondary uses:

Uses secondary to the principal use of the property, including home-based businesses, home industries and on-farm diversified uses.

Sensitive marine clays (Leda Clay):

These clays were deposited as sediment during the last glacial period in the Champlain Sea. Undisturbed, the clays can appear as solid and stable. But when disturbed by excessive vibration, shock or when they become saturated with water, the clays can turn to liquid, sometimes in minutes. The resulting failures or earthflows are particularly dangerous as they can involve many hectares of land. Of all the slope failures in Canada, Leda clay failures have the second highest rate of occurrence, next to rock falls. There are Leda clay deposits along sections of the Mississippi River.

Sustainable development:

Development to meet the needs of the present without compromising the ability of future generations to meet their own need.

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Watercourse:

A stream of water which flows along a defined channel, with beds and banks, for a sufficient time to give it substantial existence. This may include streams that dry up periodically.

Water Resource:

Includes a watercourse, wetland, lake, beaver ponds municipal drains or other similar water body features.