

**MUNICIPALITY OF MISSISSIPPI MILLS
COMMUNITY OFFICIAL PLAN**

OPA 28 CHANGES HIGHLIGHTED

**Only those sections that contain amendments are
provided**

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

Contents

1	INTRODUCTION	1
1.1	PURPOSE OF THE COMMUNITY OFFICIAL PLAN	1
1.2	AUTHORITY	2
1.3	TITLE	2
1.4	ORGANIZATION OF THE PLAN	2
1.5	INTERPRETATION.....	2
1.5.1	Policy	2
1.5.2	Land Use Boundaries	2
1.5.3	Figures and Numerical Quantities.....	2
1.6	PLANNING PERIOD.....	2
1.7	MONITORING AND REVIEW OF PLAN.....	2
1.7.1	Five Year Review.....	2
1.8	NEED TO CONFORM TO THIS PLAN	2
1.9	HOW TO USE THIS PLAN	2
2	BASIS OF THE COMMUNITY OFFICIAL PLAN.....	2
2.1	VISION STATEMENT	3
2.2	THE MUNICIPALITY OF MISSISSIPPI MILLS.....	3
2.3	PLANNING HISTORY.....	3
2.4	WHAT IS A COMMUNITY OFFICIAL PLAN?.....	3
2.5	GROWTH AND SETTLEMENT	3
2.5.1	Goals and Objectives	3
2.5.2	Smart Growth	4
2.5.3	Mississippi Mills Growth and Settlement Strategy.....	4
3	LAND USE POLICIES.....	7
3.1	ENVIRONMENT LAND USE POLICIES.....	7
3.1.1	Goal and Objectives.....	7
3.1.2	Natural Heritage System	7
3.1.3	General Policies	7
3.1.4	Environmental and Natural Heritage Features	7
3.1.4.3	Area of Natural and Scientific Interest (ANSI).....	10
3.1.4.3.1	General Policies	10
3.1.5	Environmental Impact Study	13

3.1.6 Environmental Hazards and Constraints	13
3.1.7 Source Protection Policies	14
3.2 AGRICULTURAL POLICIES.....	14
3.2.1 Goal and Objectives.....	15
3.2.2 Permitted Uses	15
3.2.3 General Policies	16
3.2.4 Land Stewardship, Sustainable Operations and Nutrient Management	17
3.2.5 Residential Development	18
3.2.6 Agricultural Commercial & Industrial Development	19
3.2.7 Severances and Lot Creation	21
3.2.8 Prime Agriculture Area Re-designation.....	22
3.2.9 Farming and Food Production Protection Act.....	23
3.3 RURAL POLICIES.....	24
3.3.1 Goal and Objectives.....	25
3.3.2 Permitted Uses	26
3.3.3 General Policies	28
3.3.4 Residential Development	29
3.3.5 Severances and Lot Creation	30
3.3.6 Cluster Lot Development.....	32
3.3.7 Rural Commercial & Industrial	32
3.4 RURAL SETTLEMENT AREAS & VILLAGES.....	40
3.4.1 Goal and Objectives.....	47
3.4.2 Permitted Uses	47
3.4.3 Policies.....	48
3.4.4 Special Uses	51
3.5 AGGREGATE & MINERAL RESOURCES POLICIES.....	52
3.5.1 Goal and Objective	52
3.5.2 Aggregate Resource Boundaries and Permitted Uses.....	52
3.5.3 Aggregate Resource General Policies.....	52
3.5.4 Aggregate Resource Influence Area	52
3.5.5 Removal or Expansion of Aggregate Resource Designation.....	52
3.5.6 Aggregate Extraction on Prime Agricultural Lands.....	52
3.5.7 Wayside Pits and Quarries.....	52

3.5.8 Portable Asphalt Plants and Portable Concrete Plants	52
3.5.9 Mineral Resources	52
3.5.10 Aggregate Rehabilitation	52
3.6 RESIDENTIAL	52
3.6.1 Goal and Objectives.....	52
3.6.2 Residential Permitted Uses	52
3.6.3 Affordable Housing.....	52
3.6.4 Supply of Serviced Residential Land	52
3.6.5 Range of Housing Types	52
3.6.6 Special Needs Housing	Error! Bookmark not defined.
3.6.7 Infilling.....	Error! Bookmark not defined.
3.6.8 Residential Conversion Policy.....	Error! Bookmark not defined.
3.6.9 Additional Residential Policy	53
3.6.10 Bed & Breakfast Policy	55
3.6.11 Home-Based Business Policy.....	55
3.6.12 Group Home Policies.....	56
3.6.13 Garden Suite Policies	57
3.6.14 Day Nurseries.....	57
3.6.15 Country Inn	58
3.7 COMMERCIAL AND INDUSTRIAL LAND USE POLICIES	60
3.7.1 Goal and Objectives.....	60
3.7.2 Downtown Commercial.....	61
3.7.3 Highway Commercial.....	61
3.7.4 Business Park – Employment Area	61
3.7.5 Industrial – Employment Area.....	62
3.7.5.3 Influence Areas.....	62
3.8 PARKLAND & OPEN SPACE	62
3.8.1 Goals and Objectives	62
3.8.2 Permitted Uses	62
3.8.3 Parkland Classification.....	62
3.8.4 Development Standards for Parks.....	Error! Bookmark not defined.
3.8.5 Parkland Acquisition	62
3.8.6 Non-municipal Public Lands	63

3.8.7	Development Plan	63
4	GENERAL POLICIES	63
4.1	GENERAL ENVIRONMENT	63
4.1.1	Surface and Ground Water Protection.....	63
4.1.2	Air Quality and Greenhouse Gas Emissions.....	63
4.2	DESIGN.....	63
4.2.1	Goal & Objectives	64
4.2.2	Urban Design	65
4.2.3	Rural Design.....	65
4.2.5	Rural Settlement Areas and Village Design	68
4.2.6	Night Skies	69
4.3	HERITAGE RESOURCES	70
4.3.1	Goals and Objectives	70
4.3.2	Heritage Committee	70
4.3.3	Development Review and Heritage Resources	70
4.3.4	Heritage Resource Conservation	70
4.3.5	Archaeological Heritage Resources	70
4.3.6	Cemeteries.....	70
4.3.7	Scenic or Heritage Roads	70
4.4	ECONOMIC DEVELOPMENT	70
4.4.1	Goal and Objectives.....	70
4.4.2	Business Development Policies	70
4.4.3	Land Use Policies	70
4.4.4	Amenities and Infrastructure	70
4.4.5	Partnerships.....	70
4.4.6	Removal of Employment Areas	70
4.5	ARTS AND CULTURE.....	71
4.5.1	Goals and Objectives	71
4.5.2	General Policy.....	71
4.6	TRANSPORTATION	71
4.6.1	Goal and Objectives.....	71
4.6.2	Provincial Highway	71
4.6.3	County Roads.....	71

4.6.4	Local Municipal Roads	71
4.6.5	Commercial/Industrial Traffic.....	71
4.6.6	Traffic Flows.....	71
4.6.7	Laneways	71
4.6.8	Private Roads.....	71
4.6.9	Pedestrian Policies.....	71
4.6.10	Cycling Policies	71
4.6.11	Parking	71
4.6.12	Traffic Impact Assessment	71
4.6.13	Alternative Traffic Routes.....	71
4.6.14	Public Transit	71
4.6.15	Waterways.....	71
4.6.16	Signage.....	72
4.7	COMMUNITY FACILITIES.....	72
4.7.1	Community Facility Policies	72
4.8	GOVERNMENT AND ESSENTIAL SERVICES.....	72
4.8.1	Goals and Objectives	72
4.8.2	Public Uses and Utilities	72
4.8.3	Sewage Disposal and Water Supply	72
4.8.3.2	Individual On-Site Sewage Disposal and Water Supply Policies.....	72
4.8.3.3	Communal Services	72
4.8.4	Fire, Police, Education, Health Care, Library, Recreation Services	72
4.8.5	Waste Management.....	72
4.9	ACCESSIBILITY	72
5	IMPLEMENTATION.....	73
5.1	How to Amend the Community Official Plan	73
5.1.1	Review Procedure.....	73
5.2	Existing Uses Which Do Not Conform to the Official Plan.....	73
5.3	Legislation Pursuant to the Planning Act and Municipal Act.....	73
5.3.1	Zoning By-Law	73
5.3.2	Increased Height & Density Provisions.....	73
5.3.3	Holding Zones	73
5.3.4	Temporary Use By-Laws	73

5.3.5 Interim Control By-Laws	74
5.3.6 Site Plan Control	74
5.3.7 Minor Variances to the Zoning By-Law	74
5.3.8 Legal Non-Conforming Uses	74
5.3.9 Parking, Cash-In-Lieu Requirements	74
5.3.10 Plans of Subdivision	74
5.3.11 Consent to Sever Land	74
5.3.12 Plan of Condominium	80
5.3.13 Part-Lot Control	80
5.3.14 Community Improvement	80
5.3.15 Source Water Protection Plan	80
5.3.16 Land Use Compatibility	80
5.3.17 Consultation and Application Requirements	80
5.4 Building Code.....	80
5.5 Property Maintenance	80
5.6 Environmental Assessment Act.....	80
5.7 Local Improvements	80
5.8 Ontario Heritage Act.....	81
5.9 Public Consultation and a Fair and Timely Process	81
5.10 Sign By-Law.....	81
5.11 Cooperation with Adjacent Municipalities	81
5.13 Development Charges Act.....	81
5.14 Delegation of Authority.....	81
5.15 Definitions	81
APPENDIX B	87
PRIVATE ROAD STANDARD.....	87

~~SCHEDULE A—RURAL LAND USE SCHEDULE
B—ALMONTE LAND USE SCHEDULE C—
PAKENHAM LAND USE SCHEDULE A1—
APPLETON LAND USE SCHEDULE A2—
CLAYTON LAND USE SCHEDULE A3—
BLAKENEY LAND USE
SCHEDULE D1 & D2—ALMONTE SOURCE WATER PROTECTION AREAS
SCHEDULE D3—RAMSAY SOURCE WATER PROTECTION AREAS~~

~~APPENDIX A1—NATURAL FEATURES
APPENDIX A2—CONSTRAINTS
APPENDIX B—PRIVATE ROAD STANDARDS~~

Note:

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

1 INTRODUCTION

1.1 PURPOSE OF THE COMMUNITY OFFICIAL PLAN

1.2 The Mississippi Mills Community Official Plan is a legal document containing the goals, objectives and policies which guide the development, growth and change of the Municipality of Mississippi Mills. This Plan is intended to assist Municipal Council and its various committees, municipal staff, developers, government agencies and the public in their efforts to maintain and strengthen the environmental, economic, physical and social fabric of the Municipality of Mississippi Mills.

The creation of the Municipality of Mississippi Mills in 1998 brought together the former Town of Almonte and the Townships of Ramsay and Pakenham into one local government structure, responsible for providing services to a diverse small town and rural population of approximately 12,000 people.

The Mississippi Mills Community Official Plan has been developed through extensive community consultation and reflects the collective views and values of the community. There has also been consultation with government agencies in order that the Plan may reflect the policies and practices of the various public bodies involved in the management of growth and development.

As growth and development takes place, change will occur. This Plan sets out a clear public statement on how the community, through Council, intends to manage future growth and development. It provides a consistent policy framework to guide public and private sector decisions and investment within the Municipality. It presents a commitment to managed growth, sustainable development, sound resource management and environmental protection.

The Mississippi Mills Community Official Plan applies to all of the lands within the corporate limits of the Municipality of Mississippi Mills (approximately 525 square kilometres) and is intended to guide the growth and for a period of up to 20 years. It is a comprehensive community policy document under the jurisdiction of the Council of the Municipality of Mississippi Mills.

~~This Plan will provide a basis for zoning and other issue specific by-laws that Council will enact to regulate the development of the land.~~

~~This Plan directs those proposing development activities to consult with the approval authority on an early basis to discuss their proposal and confirm required studies prior to the submission of a development application.~~

~~1.31.1~~

~~1.41.2~~ **AUTHORITY**

~~1.51.3~~ **TITLE**

~~1.6~~ **ORGANIZATION OF THE PLAN**

~~1.71.4~~

~~1.81.5~~ **INTERPRETATION**

1.5.1 Policy

1.5.2 Land Use Boundaries

1.5.3 Figures and Numerical Quantities

~~1.91.6~~ **PLANNING PERIOD**

~~1.101.7~~ **MONITORING AND REVIEW OF PLAN**

1.7.1 Five Year Review

~~1.111.8~~ **NEED TO CONFORM TO THIS PLAN**

~~1.121.9~~ **HOW TO USE THIS PLAN**

2 BASIS OF THE COMMUNITY OFFICIAL PLAN

2.1 VISION STATEMENT

2.2 THE MUNICIPALITY OF MISSISSIPPI MILLS

2.3 PLANNING HISTORY

2.42.3

2.52.4 WHAT IS A COMMUNITY OFFICIAL PLAN?

2.6 GROWTH AND SETTLEMENT

2.72.5

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-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 **new developmentdevelopments** to be on municipal sewer and water services, including communal systems, **and in villages.**
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 new development that supports the long-term viability of in the privately serviced villages to infilling and minor expansions.**
- 7.8. **Encourage Additional Residential Units in the rural and agricultural areas and villages to provide greater housing options.**

BASIS OF THE COMMUNITY OFFICIAL PLAN

~~8-9.~~ Limit new residential lots in rural areas and ensure their compatibility with surrounding agricultural ~~rural and rural~~ land uses and natural features, natural hazards, and resources.

~~9-10.~~ Establish an inventory of lands in settlement areas, including the villages, which are available for development, as well as those that should be protected from development.

~~10-11.~~ Require ~~new~~ growth and development to pay its fair share of growth-related costs.

~~11-12.~~ Encourage ~~new~~ growth and development to use environmentally sustainable and energy efficient building practices that encourage use of responsible, local materials and services, such as LEED®.

~~12-13.~~ Authorize ~~Encourage~~ the use of second residential units ~~additional residential units and~~, compatible intensification ~~or and~~ redevelopment to assist with the provision of affordable housing.

2.5.2 Smart Growth

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

2.5.3.1 Population Projection

2.5.3.2 Settlement Strategy

2.5.3.2.1 Where Has the Growth Gone in the Past?

2.5.3.2.2 70/30 Settlement Strategy

The 70/30 Settlement Strategy of this Plan is based on a comprehensive review and 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 , and existing villages with large lots, developed on private services, or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000

BASIS OF THE COMMUNITY OFFICIAL PLAN

square feet (¼ to ½ acre).

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 Pakenham village, the smaller the villages or rural settlement areas. 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. Rural Settlement Areas and the Villages do not currently have centralized or communal water supply and wastewater treatment systems. Such areas shall be limited to accommodate growth through to infilling and minor rounding out of existing development, and necessary boundary expansions to the Villages. Over time, this Plan encourages Villages to be serviced by until such time as centralized or communal services are established. The and until such time, the range of uses shall be limited to those which can be supported by private services. The size of new residential lots shall will generally range from 0.4 ha

~~to be greater than 0.41.0 hectares (1 acre).~~ Minimum lot sizes shall be based on supporting hydrogeologic information, ~~the existing lotting pattern of the surrounding area~~ 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).

7. 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 amendment to this Plan with a detailed secondary plan and an official plan amendment to direct growth and development in these newly serviced areas including density ranges for new residential development. ~~In such cases, residential development may take place at a density of 5 to 10 residential units per gross hectare (2 to 5 residential units per acre).~~
8. This Plan clearly identifies the boundaries of rural settlement areas and, the ~~smaller v~~ villages and the village of Pakenham. The limits of these areas established by this Plan are intended to be fixed limits ~~for the life of this Plan unless the boundaries of Villages are expanded through an amendment to this Plan to accommodate growth.~~ Proposals to expand the boundaries of these settlement areas shall only be considered through a comprehensive review in accordance with the Provincial Planning Statement, as amended, which may include a site-specific an amendment to this Plan ~~and/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 outside of the identified boundary may be considered through an amendment to the Zoning By-law.~~
9. 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 Lot Creation policies of Section 5. ~~Generally, non-farm rural residential lots shall be 1 ha (2.4 acres) in size. The number of lots created by consent per land holding shall be a maximum of two plus the remnant lot, except as otherwise provided for in this Plan. A holding is defined as either a parcel of land held in a conveyable ownership as of July 1, 1973 or an original township lot. Consents for a boundary adjustment, partial discharge of mortgage, easement or right of way shall not be considered toward the maximum consents per holding. Notwithstanding the above, consideration may be given to "cluster lot" development proposals in compliance with the policies contained in Section 3.3.7 of this Plan.~~

LAND USE POLICIES

10. This Plan prohibits the creation of new rural residential subdivisions or rural settlement areas supported by private services.

~~11. The creation of new rural settlement areas supported by communal sewer and water services or full municipal services may be considered subject to a comprehensive review, the preparation of a detailed secondary plan and an official plan amendment. In such cases, residential development shall be subject to Section 4.2.5, Rural Settlement Areas and Villages Design. Such development may take place at a density of 5 to 10 residential units per gross hectare (2 to 5 residential units per acre).~~

~~12.11.~~ The detailed servicing policies of the Plan ~~are located in~~ 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.

3 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.

~~3.1~~ **ENVIRONMENT LAND USE POLICIES**

~~3.23.1~~

3.1.1 Goal and Objectives

3.1.2 Natural Heritage System

3.1.3 General Policies

3.1.4 Environmental and Natural Heritage Features

3.1.4.1 Provincially and Locally Significant Wetlands

3.1.4.1.1 General Policies

The policies governing development in and around lands designated as

LAND USE POLICIES

provincially significant wetlands or locally significant wetlands are as follows:

1. The boundaries of provincially significant and locally significant wetlands shall be derived from mapping provided by the Ministry of Natural Resources and Forestry (MNR). Where the actual location of the boundary line on the ground is uncertain, the Municipality shall consult the MNR in making such a determination.
2. No development or site alteration shall be permitted within provincially significant or locally significant wetlands, with the exception of sustainable forestry, conservation, wildlife management, passive outdoor recreation and educational activities. This Plan encourages the owners of identified wetlands to retain these lands in their natural state.
3. Development within 120 m of provincially significant wetlands or 50 m of a locally significant wetlands may take place in accordance with the land use designation ~~shown on land use 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 these wetland(s). ~~This is not a setback requirement, but rather a requirement for a review of development proposals within the relevant adjacent lands.~~ Notwithstanding the foregoing, 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 provincially significant wetland(s) or 50 m of a locally significant wetland(s). The Municipality may require an agreement to implement an appropriate building envelope.
4. Notwithstanding ~~the above~~ policy #3 above, development shall not be permitted within ~~a 30 metres setback from~~ the highwater mark associated with a water resource, unless an -Decreases to the 30 metre setback from the highwater mark shall only take place through a Planning Act approval and shall require an- Environmental Impact Study demonstrates that a reduction to the 30 metre setback will not result in negative impacts to the water resource. Decreases to the 30-metre setback shall only be considered for existing lots of record when there is no other practical alternative for development of the land.
5. Notwithstanding ~~the above~~ policy #3 above, the Zoning By-law may contain regulations which allow for minor expansions or alterations to existing buildings or structures or the construction of accessory buildings or structures within the adjacent lands without an Environmental Impact Study. The regulations in the zoning by-law ~~would will relate to~~ maintaining/maintain a minimum 30 m setback from the wetland(s), identification of a building envelope. Development that proposes a reduced

LAND USE POLICIES

~~setback shall address, sedimentation control, and stormwater management, and tree retention and maintaining~~ an adequate natural vegetative buffer and tree retention between the development and the wetland.

6. ~~All~~ Development within 120 m of ~~watercourses and~~ provincially significant wetlands ~~or~~ 50 m of a locally significant wetland ~~shall~~ ~~may~~ be subject to Site Plan Control, in accordance with the ~~Site Plan Control By-law and~~ Planning Act.
7. If a proposal for development is made in a wetland which has not been evaluated as provincially or locally significant, Council may require an Environmental Impact Study (EIS) to demonstrate that there shall be no negative impacts on the natural features or ecological functions of these wetlands.
8. Notwithstanding the above policies, established agricultural uses, existing at the date of the adoption of this Plan, are permitted to continue within and adjacent to provincially and locally significant wetlands. New or expanded agricultural structures or the clearing or draining of lands within the limits of wetlands are prohibited.
9. This Plan discourages the destruction of beaver dams where such destruction would significantly alter established local water levels.
10. As additional wetlands are evaluated by the Ministry of Natural Resources and Forestry (MNRF), the Council shall incorporate the new wetlands into this Plan through an Official Plan Amendment.
11. The Municipality endorses and encourages the principles of sustainable land stewardship of wetlands. Tax incentives are available through the MNRF when it is demonstrated that proper land stewardship is being carried out on lands that are identified as provincially significant wetlands.
12. For a wetland that is unevaluated but has characteristics or contains components that may be typical of a significant wetland (e.g. significant species or functions) the approval authority may require that a wetland evaluation is undertaken using the guidelines outlined in the “Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement” (MNRF, 2010). The MVCA regulates Provincially Significant Wetlands as well as other wetlands that meet certain criteria. MVCA should be contacted prior to conducting any work in or around any wetland in order to assess if permission required from the MVCA.

3.1.4.1.2 Special Policy Area – Unevaluated Wetland

3.1.4.2 Endangered or Threatened Species Habitat

LAND USE POLICIES

3.1.4.3 Area of Natural and Scientific Interest (ANSI)

3.1.4.3.1 General Policies

3.1.4.4 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 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

LAND USE POLICIES

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.

3.1.4.4.1 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 ~~and site alteration~~ 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. Notwithstanding the foregoing, 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. This is not a setback requirement, but rather a requirement for a review of development proposals within the 120 metres adjacent lands.
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

LAND USE POLICIES

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~~ **Development should incorporate the retention of encouraged to remove as little native and non-invasive vegetation as possible when during the identification of routes for new** establishing roads, **identifying** building ~~sites envelopes~~ and servicing ~~facilities locations~~. **Specific provisions relating to protection of vegetation may be incorporated into site plan development agreements as appropriate.** ~~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.
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

LAND USE POLICIES

- 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.

3.1.4.5 Fish Habitat

3.1.4.6 Wildlife Habitat

3.1.4.7 Significant Valleylands

3.1.5 Environmental Impact Study

3.1.6 Environmental Hazards and Constraints

3.1.6.1 Flood Plain Policies

3.1.6.1.1 Mapping & Boundaries of Flood Plain

3.1.6.1.2 Permitted and Prohibited Uses

3.1.6.1.3 General Policies

3.1.6.1.4 Existing Development within the Flood Plain

3.1.6.1.5 Mississippi Lake Two Zone Flood Plain Policies

3.1.6.2 Erosion Hazards and Slopes

~~*3.1.6.2.1 Erosion Hazard Limits*~~

~~*3.1.6.2.2 3.1.6.2.1*~~

~~*3.1.6.2.3 3.1.6.2.2*~~ *General Policies*

~~*3.1.6.3 Contaminated Sites*~~

~~*3.1.6.4 3.1.6.3*~~ -

~~*3.1.6.5 3.1.6.4*~~ *Wildland Fire Hazards*

LAND USE POLICIES

~~3.1.6.5.13.1.6.4.1~~ *General Policies*

3.1.7 Source Protection Policies

3.1.7.1 Goals

3.1.7.2 Policies for Lands included within Source Protection Plan

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. Approximately 16,000 hectares (38,500 acres) of land or 30% of the total land base of Mississippi Mills is covered by Classes 1 to 3 soils. This represents roughly 35% of the prime agricultural lands and 70% of the Class 1 soils found within Lanark County.

Over the last 30 years, 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 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 shall work with local commodity groups, the Ontario Federation of Agriculture, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry in order to maintain a positive climate for farmers to invest into the local agricultural industry.

The "Agricultural" designation has been placed on provincially significant prime 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 should beare 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. In this regard, fUTURE developers and rESIDENTS should be aware that there are certain activities associated with these uses which may result in noise, odours, and traffic impacts, hours or seasons of operations, etc.

LAND USE POLICIES

~~which may be viewed as being incompatible with other uses, particularly rural non-farm residential uses.~~

The Plan attempts to separate ~~non-in~~compatible rural land uses and protect ~~all aspects of the~~ rural character of the ~~Town~~ Municipality. ~~However; however,~~ those who live in the rural areas must expect ~~that traditional rural land uses will continue and that new rural land uses will be established. to continue to encounter traditional rural land uses.~~

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 in accordance with the Provincial Planning Statement, as amended.
3. Prohibit farmer “retirement lot” severances within the Agricultural designation, in accordance with the Provincial Planning Statement, as amended.
- ~~4. Require development within rural areas to be buffered and setback from the boundary of 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.
5. Encourage the development of Additional Residential Units in the Agricultural designation, in accordance with the Provincial Planning Statement, as amended.

3.2.2 Permitted Uses

~~On lands designated as~~ Permitted uses in the “Agricultural designation”, permitted uses are agricultural uses, agricultural related uses and on-farm diversified uses, principal dwellings, additional residential units and farm worker housing as defined by the Provincial Planning Statement, as amended and conservation and management of the natural environment. The permitted uses are subject to the

provisions of the Zoning By-law, shall include:

~~agricultural uses including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), equine related activities, aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures.~~

~~agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. These uses may be permitted upon lands designated as Agriculture provided it has been demonstrated that there are no reasonable alternative locations which avoid Agriculture-designated lands and that there are no reasonable alternative locations within the Agriculture-designation with lower priority agricultural lands. Such uses shall be placed in a separate zoning category.~~

~~On farm diversified uses, such as farm gate retailing, home based businesses (Section 3.6.11 of the Plan), agriculturally related tourist commercial uses, such as farm vacations and pick-your-own operations, value added packing and processing of primary agricultural products, agricultural education enterprises and similar activities which are secondary and incidental to the farming operation are also permitted.~~

~~special consideration will be given to compatible uses that reuse traditional agricultural buildings provided the use is secondary to the principle use of the property;~~

~~forestry;~~

~~conservation and management of the natural environment;~~

~~residential dwellings which are accessory to an agricultural use, including additional residential units and dwellings for farm help or retiring farmers;~~

~~non-farm residential dwellings and accessory uses, including garden suites (Section 3.6.13 of the Plan), Second Dwelling Units (Section 3.6.9), home based businesses (Section 3.6.11 of the Plan), group homes (Section 3.6.12 of the Plan) and bed and breakfast establishments (Section 3.6.10 of the Plan), as defined in the Residential section of this Plan.~~

~~The identified permitted uses are set out and subject to the Zoning By-law.~~

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 **appropriate Minimum Distance Separation (MDS) calculation formulae, as developed by the Ontario Ministry of Agriculture and Food and as amended from time to time.**

2. ~~The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall be subject to Minimum Distance Separation (MDS)?maintain a setback of 150 metres from the boundary of the Agricultural designation. The creation of new lots adjacent to the Agricultural designation shall ensure that there is an appropriate building envelope outside of the 150-metre setback. Where development is on an existing lot of record and the 150-metre setback cannot be achieved, development may take place within the 150-metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural-~~

~~vegetative screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities. This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required.~~

- ~~3. This policy shall apply to the expansion of all settlement areas in accordance with the Growth and Settlement policies of this Plan. Within the Agricultural designation there may be pockets of land which are of lower potential for agricultural use due to their size, shape, topography, soil, drainage or other characteristics. These limitations shall not constitute justification for an Official Plan amendment to permit the designation of the lands to a non-agricultural designation. The use of such pockets for permitted commercial and industrial agricultural uses or other similar agricultural permitted uses which do not require sites with high potential for agriculture shall be encouraged.~~

Land Stewardship, Sustainable Operations and Nutrient Management

3.2.4

1. Agricultural operations will be subject to nutrient management legislation regulated by the province ~~under Bill 81. Bill 81 provides~~ 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.

3-2-43.2.5 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.

LAND USE POLICIES

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 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.
 - a. 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.

3-2.53.2.6 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. ~~Additional Residential Units~~ to two additional residential units are permitted in accordance with provincial guidance including the Provincial Planning Statement, as amended. provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and
 3. ~~In addition to Additional Residential Units~~ farm worker housing shall also be permitted in accordance with the Provincial Planning Statement, as amended; and
 4. all residential dwellings shall be subject to the Minimum Distance Separation ~~calculation formulae.~~
- ~~— Are compatible with, and would not hinder, surrounding agricultural operations;~~
- ~~— have appropriate sewage and water services;~~

LAND USE POLICIES

- ~~— address any public health and safety concerns;~~
 - ~~— are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and~~
 - ~~— minimize land taken out of agricultural production.~~
2. a second dwelling shall be permitted for farm help or a retiring farmer on the same lot as the principal dwelling;
 3. a permitted second dwelling may be a permanent dwelling or a temporary mobile home which may be removed once it is no longer needed;
- ~~— a permitted second dwelling additional residential unit shall not be allowed to be severed from the balance of the property;~~
4. ~~one accessory dwelling unit shall be permitted for in addition to the two additional residential units permitted under Section 3.2.5 (ii)~~

3.2.7 Agricultural Commercial & Industrial Development Non-Agriculture-Related Uses

1. Permitted agricultural farm-related commercial or farm-related industrial development uses within the Agricultural designation shall be subject to the Limited non-agriculture-related uses are permitted in the Agricultural designation in accordance with the Provincial Planning Statement and may be subject to Site Plan Control as identified in the Site Plan Control By-law.

following policies:

the Minimum Distance Separation calculation shall apply;
Shall be compatible with, and shall not hinder surrounding agricultural operations;
development shall be subject to Site Plan Control, in accordance with the Planning Act;
any accessory residence remains as part of the commercial or industrial holding and shall not be permitted as a separate lot;

2. it shall be demonstrated that there are no other reasonable alternative locations designated other than Agriculture and there is no reasonable alternative location in the Agricultural designation with lower capability soils for agriculture; and, The uses are to be specified in the Zoning By-law, such uses shall be placed in a separate zoning category in the Zoning By-law

3.2.8 On-Farm Diversified Uses

On-farm diversified uses are secondary to principal agricultural uses of a property and are limited in area and scope. The introduction of on-farm diversification is intended to enable farm operators to diversify and supplement their farm income and to accommodate value-added and agri-tourism uses in prime agricultural areas. On-farm

LAND USE POLICIES

~~diversified uses in the Agricultural designation include uses that are secondary to the principal agricultural use of the property, and are limited in area. On farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Such uses may be permitted subject to any applicable by-laws and guidelines. The diversification of the agricultural sector shall be and are 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 demonstrate that they are clearly secondary in scale to the primary agricultural use of the property, 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 and may require an in-accordance with demonstrated by an Agricultural Impact Assessment in accordance with the guidelines from OMAFA;~~
4. ~~On-farm diversified uses shall may be subject to Site Plan Control, in accordance with the Site Plan Control By-law and Planning Act;~~
 - ~~On-farm diversified uses shall be developed in accordance with all applicable municipal, provincial, and federal requirements for road access, noise, emissions, odour, water, and wastewater standards, fire protection, emergency services, and other public and rural services;~~
 - ~~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;~~
5. ~~Agri-tourism uses that provide educational or recreational experiences-~~
6. ~~Retail Value-added agricultural products such as uses that sell or serve the selling or serving of 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.~~
7. ~~In addition to the above policies, development which includes energy storage systems, as defined by the Provincial Planning Statement, are permitted subject to the following:~~
 - a) ~~It is demonstrated that sufficient setbacks are provided from lot lines to prevent conflict and mitigate impacts to neighbouring properties. In no circumstance shall the minimum setback from any lot line be less than 20 metres;~~

- b) The area of development maintains a minimum distance of 750 metres from an existing residential dwelling 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 watercourse including any municipal or private agricultural drains.
- e) A hydrogeological study is provided which identifies any groundwater sensitivities and recommendations for the protection of groundwater.
- f) ~~Fire study/requirements? Demonstration that the local area has adequate fire response capacity and equipment which may need to be augmented by the proponent of an energy storage system.~~ An Emergency Response Plan is provided identifying fire protection needs, emergency access, suppression requirements, and any other risks associated with the proposed energy storage system. Where the submitted Emergency Response Plan exceeds the Municipality's emergency response capacity, the proponent shall provide the additional resources, equipment, or support necessary to ensure that the Emergency Response Plan is followed.
- g) Energy storage systems are not permitted in source water protection areas.

~~3.2.6 Severances and Lot Creation in Agricultural Designation (Consents)~~

~~Severances and the creation of lots within the Agricultural designation shall be limited to the following:~~

- a) ~~Farm-related severances may be considered for a surplus farm-dwelling, built prior to the adoption of the Community Official Plan (December 13, 2005), made surplus to a farming operation as a result of farm consolidation. Farm consolidation means 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. Only farmers who are expanding their farm holdings shall qualify for surplus-farm dwelling severances. The Municipality shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning-by-law amendment prohibiting the construction of a new residential~~

~~dwelling on the farmland parcel rendered vacant as a result of the severance. The Municipality may request a condition on the Land Division Committee decision to sever to require the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities. The lot area and frontage for surplus farm dwelling lots will be kept to a minimum in order to keep as much land in agricultural production as possible, but generally should not be less than 1.00.4 ha in size. Surplus farm dwellings will not be subject to the Minimum Distance Separation Formula I (MDS).~~

~~2. Farm consolidation severances on undersized agricultural properties may be considered provided the severed agricultural lands are consolidated with an abutting agricultural property.~~

~~3. Severance for boundary adjustments between agricultural holdings may be permitted provided that no new lot is created, and the size of the lots are appropriate for the type of agriculture proposed.~~

~~— Severances for agricultural uses may be considered for the creation of a new agricultural holding provided that:~~

~~— Generally, the minimum lot area for agricultural parcels shall be approximately 40 hectares (100 acres). To this extent, this Plan encourages the creation of agricultural parcels in accordance with the original township lot fabric of the area.~~

~~a) The lots are of a size that is appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type of size of agricultural operations.~~

~~b) Severance of a permitted agricultural commercial or industrial use may be considered provided the lot size is kept to a minimum in order to keep as much land in agricultural production as possible. Efforts should be made to locate the operation on land of low capability for agriculture. The creation of such lots must meet the *Minimum Distance Separation* calculations. The severance of a commercial or industrial property shall not result in a situation where there have been more than 2 severances for commercial, industrial or residential purposes from the holding since July 1973.~~

3.2.73.2.9 Prime Agriculture Area Re-designation

~~In evaluating an amendment to this Plan to change the designation from Agriculture to another designation, the Municipality shall be satisfied that there is a demonstrated need for the proposed use for which the amendment is sought, and that it cannot be reasonably located on lands outside the Agriculture~~

LAND USE POLICIES

~~designation or on lands within the Agriculture designation with a lower agricultural capability. In the case of adjusting the urban designated lands upon lands designated as Agriculture then it must also be demonstrated that the Municipality does not have sufficient lands already designated urban to accommodate projected growth. Council shall only consider~~ **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.** ~~In allowing a settlement area boundary expansion involving the removal of land from an Agriculture designation, Council shall consider:~~

~~3.2.8~~

~~whether the applicable lands comprise specialty crop areas;~~

~~the evaluation of alternative locations which avoid lands designated Agriculture and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Agriculture;~~

~~whether the new or expanded settlement area complies with the minimum distance separation formulae;~~

~~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, based on provincial guidance.~~

3-2.93.2.10 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 urbana~~ 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 ~~s abuts,~~ is ~~within an influence area,~~ or is in close proximity to lands used for agricultural production;

LAND USE POLICIES

- b. Where a mineral aggregate extraction operation is proposed in the agricultural land base;
- a-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.
- d. New or expanded agriculture related uses or on-farm diversified uses may be permitted without the completion of an Agricultural Impact Assessment. -

3.2.103.2.11 Farming and Food Production Protection Act and Support for Agriculture

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

The FFPPA ~~states that it is desirable to encourage the conserve conservation, protection of agricultural lands and and encourage~~ the development and improvement of agricultural lands ~~for the production of to produce~~ food, fibre and other agricultural ~~or horticultural~~ 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. include intensive operations that may cause discomfort and inconveniences to those on adjacent lands. Because of the pP~~ pressures exerted on ~~the agricultural community, uses make it is~~ increasingly difficult for agricultural ~~owners and~~ operators to effectively produce food, fibre and other agricultural ~~or horticultural~~ products. ~~It is in the provincial interest that i~~ 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. ~~Accordingly, the 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 ~~I~~ townships were first settled, agriculture and forestry represented the predominant economic base. ~~To a large extent, these primary industries have defined the rural character of Mississippi Mills. The land base of rural Mississippi Mills tends to be highly varied and fragmented. The large areas of~~

~~prime agricultural lands have been placed in the Agricultural designation; the balance of lands have been placed in the Rural designation.~~

~~During the last 20 years, there has been a significant influx of urbanites into the rural areas of the Municipality living on severed non-farm residential lots and in rural estate subdivisions.~~ Over the last few decades, Mississippi Mills has experienced an increased amount of interprovincial migration from surrounding urban areas.

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

~~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, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry in order to ensure a positive climate for farmers to invest into the local agricultural industry is maintained.~~

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 ~~should be~~ are allowed to continue to take place. Through the specific land use policies of this Plan, these ~~traditional~~ established uses shall be permitted as integral parts of the rural character of the Municipality. ~~In this regard, future developers and residents should be aware that there are~~ Certain activities associated with these uses ~~which may~~ result in noise, odours, traffic, hours or seasons of operations and other ~~nuisances~~ impacts associated with traditional rural land uses ~~which~~ may be viewed as being incompatible with other uses, particularly rural non-farm residential uses. Special rural uses are specific land uses in rural areas that require special consideration due to their unique function, scale, or potential impacts on surrounding rural or agricultural lands. The Plan acknowledges these uses and establishes a detailed review and approval process prior to the establishment of a special rural use.

The Plan attempts to ~~separate~~ address these impacts on rural, non-farm residential uses; non-compatible rural land uses and protect all aspects of rural character of the Municipality. ~~H~~ owever, those ~~who live in the rural areas~~ rural residents should ~~must~~ expect to continue to encounter ~~traditional~~ 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

It is a goal of this Plan to:

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

LAND USE POLICIES

The following objectives are designed to implement this goal:

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

3.3.2 Permitted Uses

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

The following uses, shall also be permitted:

1. ~~agricultural uses including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures;~~
2. ~~agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. Wherever possible, these uses shall be located on land that is of low capability for agriculture and shall not adversely affect agricultural operations in the general vicinity. Such uses shall be placed in a separate zoning category.~~
1. On-farm Rural diversified uses in accordance with Policy 3.2.8.5 and other uses including, such as farm gate retailing, home-based businesses (Section 3.6.11 of the Plan), agriculturally related tourist commercial uses, such as farm vacations and pick your own operations, value added packing and processing of primary agricultural products, agricultural education enterprises and similar activities which are secondary and incidental to the farming operation are also permitted; uses and rural commercial and rural industrial uses;
2. 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.

3. Special rural uses:

~~4. forestry;~~

~~5. Conservation and management of the natural environment;~~

~~4.~~

Non-farm residential dwellings, additional residential units, home-based businesses, group homes, and bed and breakfasts:-

~~6. residential dwellings which are accessory to an agricultural use, including~~

~~additional dwellings residential uses for farm help or retiring farmers; and,~~

~~non-farm residential dwellings and accessory uses, including garden suites (Section 3.6.13 of the Plan), Second Dwelling Additional Residential Units (Section 3.6.9) home-based businesses (Section 3.6.11 of the Plan), group homes (Section 3.6.12 of the Plan) and bed and breakfast establishments (Section 3.6.10 of the Plan), as defined in the Residential in accordance with this Plan; section of this Plan.~~

~~Small scale rural Rural commercial and rural industrial enterprises uses and rural diversified uses which primarily engage in the buying and selling of goods and services to area residents, farms, business or to the travelling public. Such uses include but are not limited to including 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.~~

~~Rural commercial and industrial uses shall be limited to those that can operate on private services without danger of pollution or a serious drawdown of groundwater supplies and which create minimal obnoxious sound, odour, dust, vibration, fumes, smoke or solid waste disposal problems and are not deemed to be obnoxious uses in accordance with Ministry of Environment Guidelines.~~

~~7.5. Special consideration will be given to compatible commercial and industrial operations that reuse heritage agricultural buildings which are no longer appropriate for agricultural uses.~~

8.6. Resource-based or resource-related industries; shall be permitted.

9.7. An accessory residential dwelling for the owner or operator of or a permitted rural diversified use, may be permitted on the same lot as the principal rural commercial/industrial/diversified use where the type of commercial/industrial activity is permitted as long as it can be demonstrated that the rural diversified

use presents no reason to prohibit a residential dwelling.

~~10.8. The following tourist commercial uses including shall be permitted:~~

- ~~i. tourist lodging facilities (such as hotels, motels, resorts, country inns, rental cottages), summer camps, clubs, places of entertainment, recreational facilities (such as hunt camps, and marinas;~~
- ~~ii. retail commercial establishments catering to the day-to-day needs of the tourist;~~
- ~~ii. cultural uses, such as sites of historic interest, museums and related facilities;~~
- ~~iii. an accessory dwelling for the tourist commercial use~~
- ~~iv. maple syrup bushes, maple syrup processing facilities, accessory pancake houses, museums and meeting rooms shall be permitted; and,~~
- ~~v. an accessory residential dwelling for the owner or operator of a permitted principal commercial/industrial use.~~

3.3.3 Zoning By-law

~~The identified permitted uses are set out in the Zoning By-law. To support the rural area, generally the uses in Section 3.3.2 will be permitted along with provisions to address 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 zoning provisions.~~

3.3.3.3.4 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 appropriate the Minimum Distance Separation (MDS) calculation formulae as developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).~~
- ~~2.1. The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall maintain a setback of 150 metres from the boundary of the Agricultural designation. The creation of new lots adjacent to the Agricultural designation shall ensure that there is an appropriate building envelope outside of the 150 metre setback. Where development is on an existing lot of record and the 150 metre setback cannot be achieved, development may take place within the 150 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative~~

~~screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities. This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required.~~

~~3.2. Agricultural operations within the Rural designation shall operate with the Land Stewardship and Sustainable Operations policies found in the Agricultural policies of this Plan (See Section 3.2.4).~~

3.3.43.3.5 Rural Residential Development

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

~~1. One single detached dwelling and 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. This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required.~~

4.2. Up to two Additional Residential Units are permitted as-of-right on a lot in the Rural Designation in accordance with Additional Residential Unit policies in this Plan. -

~~2. For active farming operations, a second dwelling shall be permitted for farm help or a retiring farmer on the same lot as the principal dwelling. In such cases the second dwelling may be a permanent dwelling or a temporary mobile home which may be removed once it is no longer needed.~~

~~3. A permitted second dwelling shall not be allowed to be severed from the balance of the property.~~

~~4.3. All residential dwellings shall be subject to the *Minimum Distance Separation* calculation formulae.~~

~~5. A garden suite, home-based business and bed and breakfast operation shall be permitted in accordance with the Residential policies of this Plan.~~

LAND USE POLICIES

~~6. When placing a residential dwelling and associated accessory structures on a rural property, special consideration should be given to the visual impact the development may have on the surrounding rural character. The Zoning By-law shall contain specific setback requirements which move rural residential dwellings an appropriate minimum distance back from the road. Special provisions may be established for development the location of a dwelling abutting scenic or heritage roads in accordance with Section 4.3.7 of this Plan. Efforts should be made to take advantage of existing topography, trees and fence lines when choosing a building location so as to fit in with the surrounding area.~~

~~4.~~

~~3.3.5~~ Development shall take place in accordance ~~with~~ the Rural Design Guidelines of this Plan. ~~of this Plan (Section 4.2.3).~~

~~5.~~

~~Severances and Lot Creation~~ **Creation and Lot Creation in the Rural Designation (Consent to Severs) Moved to Chapter 5**

~~Severances and the creation of lots within the Rural designation shall be limited to the following:~~ **Section 11**

~~— Non-farm residential severances may be considered subject to the following:~~

~~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 lot is an Original Township lot or a conveyable land holding as of July 1, 1973. Farm-related severances may be considered subject to the following:~~

~~for a farm dwelling built prior to the 1978 adoption of the Community Official Plan (December 13, 2005), made surplus to a farming operation as a result of farm consolidation. Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation and may include existing situations where a farm operation has two dwellings located on separate agricultural holdings. Only farmers who are expanding their farm holdings shall qualify for surplus farm dwelling severances. The Municipality shall impose a condition on the severance of the surplus farm dwelling which shall require a Zoning Bby-law Aamendment prohibiting the construction~~

~~of a new residential dwelling uses on the farmland parcel rendered vacant as a result of the severance. The lot area and frontage for surplus farm dwelling lots should be kept to a minimum in order to keep as much land in agricultural production as possible. The Municipality may request a condition on the Land Division Committee decision to require the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.~~

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

~~Severance for boundary adjustments between agricultural holdings may be permitted provided that no new lot is created, and the size of the parcels are appropriate for the type of agriculture proposed.~~

~~Farm related severances may be considered for the creation of a new agricultural holding provided that:~~

~~Generally, the minimum lot area for agricultural parcels shall be approximately 40 hectares (100 acres). To this extent, this Plan encourages the creation of agricultural parcels in accordance with the original township lot fabric of the area. The size of the parcels to be severed and retained is appropriate for the type of agriculture being carried out in the area. minimum lot area shall be sufficiently large to ensure the long term flexibility of land to accommodate different agricultural uses in the future.~~

~~To this extent, this Plan encourages the creation of agricultural parcels in accordance with the original township lot fabric of the area. For the purpose of this Plan an original township lot shall be considered a holding.~~

~~Nothing in this Plan shall prohibit severance applications which result in the creation of original township lots. The minimum lot area shall be sufficiently large to ensure the long term flexibility of land to accommodate different agricultural uses in the future.~~

~~The number of rural non farm residential lots created by severance per land holding shall be limited to two lots plus the remnant lot except where otherwise specifically provided for in this Plan.~~

Surplus Farm Dwelling severances

~~A third severance for a non-farm residential lot may be considered as long the severance is to sever an existing accessory detached dwelling that is deemed surplus to the farming operation. The accessory detached dwelling must be a permanent structure and have been built with a building permit between 1998 and 2005 prior to December 2005 and have an independent well, septic system and entrance. A holding is defined as a parcel of land held in a conveyable ownership as of July 1, 1973 or an original township lot.~~

3.3.6 Cluster Lot Development

~~3.3.7~~ **3.3.7 Rural Commercial & Industrial Rural Diversified URural Diversification**

~~Various commercial and industrial uses~~

~~Rural diversified uses~~ are appropriate and supported in rural areas by virtue of their specialized function and include on-farm diversified uses. ~~Rural commercial and industrial development~~ 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, Pakenham village and Almonte~~ and the smaller villages. Rural areas will generally be the focus of resource ~~activity~~ industrial and commercial uses, resource-based recreational activity and other rural uses.

~~1.3.7.1~~ ***Rural Commercial & Rural Industrial Policies***

~~1. The proposed cRural commercial and /industrial~~ Rural diversified uses shall be compatible with surrounding uses and shall have a minimum minimal impact on the environmental features, natural resources and rural character of the surrounding area.

~~12 Rural commercial and industrial uU~~ Such development muRural diversified uses must meet the Minimum Distance Separation formulaefrom agricultural operations.

~~23. Rural commercial and industrial u~~ Uses should not exert 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.

LAND USE POLICIES

4. Lot sizes shall be adequate for the proposed ~~use~~ rural diversified use. In assessing the appropriateness of the proposed lot size, consideration ~~will~~ shall be given to parking and loading, servicing, storage, signage, landscaping and buffering requirements. ~~Such lots~~
3. ~~Rural commercial and industrial Le Lots~~ shall have frontage on and direct access to an open public road, maintained year-round. ~~and~~
- 4.5. ~~Access vehicular access to and from rural commercial and industrial uses shall will~~ be limited in number and appropriately ~~marked to identify their purposesigned~~. Wherever possible, consideration ~~should will~~ be given to shared access points, service roads and similar traffic design features ~~which limit multiple entrances access~~ onto public roads.
- 5.6. ~~Council may require a~~ traffic study ~~or evaluation to determine the volume of traffic to be generated, needs and/or standards for entrances, turning lanes, vehicle stacking, signalization, on-site directional movements, parking, etc.~~ 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. ~~Traffic engineering should include the integration of both on-site traffic movement and the configuration, type and width of roadways.~~
- 6.7. ~~Lighting poles and utility structures infrastructure shall~~ be carefully sited in keeping with good design and highway safety practices. ~~Lighting shall be in accordance with the Municipality's responsible lighting by-law.~~ 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.
- 7.8. ~~Signage shall be carefully sited in keeping with good design and highway safety practices.~~ Signage shall be in accordance with the Municipality's ~~sign Sign by~~ By-law, as amended.
- 8.9. Adequate off-street parking and loading facilities shall be provided. Where possible, parking areas shall be ~~sited on a property located~~ such that ~~large expanses of parking fronting on public streets are avoided~~ front yard parking s avoided. The visual appearance of parking areas ~~and structures shall be enhanced through the use of diversity of plant forms,~~ will be buffered by landscaping or screening. ~~rural landscaping methods, naturalized landscape or other architectural elements. Parking areas adjacent to residential areas shall be appropriately screened.~~
- 9.10. Outdoor storage areas ~~(equipment, garbage, etc.)~~ such as garbage and recycling-s shall be ~~enclosed by screening~~ or ~~fencing~~ from adjacent uses and the street. ~~Permanent display areas shall not be located in designated parking areas. Temporary or seasonal displays shall be permitted where they do not conflict with traffic flows or the safety of pedestrians.~~

LAND USE POLICIES

~~40.11. Where rural commercial and industrial development is 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.~~

~~11. Rural industrial development shall also be subject to the policies found in Section 3.7.5.2 of this Plan.~~

~~12. The Zoning By-law shall place rural commercial and industrial rural diversified uses in a separate zoning category separate zone.~~

~~13. Rural commercial and industrial development or redevelopment, including additions or alterations, shall be subject to Site Plan Control, in accordance with the Planning Act. Site Plan Control, in accordance with the Planning Act, shall also apply to changes, additions or alterations to established uses.~~

Tourist Commercial Policies

~~14. Tourism is an important part of the local economy with many of the tourism assets are located in the rural area. This Plan shall allow for 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. in accordance with the following policies:~~

~~15. New tent and trailer campgrounds, golf courses and ski hills shall only be permitted through an amendment to this Plan. The proposed tourist commercial use shall be compatible with surrounding uses and shall have minimal impact on the environmental features, natural resources and rural character of the surrounding area. Such development must meet the Minimum Distance Separation from agricultural operations.~~

~~Uses requiring considerable amounts of water shall be assessed in accordance with the Surface and Ground Water Site Specific Development Criteria of Section 4.1.1 of this Plan.~~

~~Lot sizes shall be adequate for the proposed use. In assessing the appropriateness of the proposed lot size, consideration shall be given to parking and loading, servicing, storage, signage, amenity areas, open space, landscaping and buffering requirements. Such lots shall have frontage on and direct access to an open public road, maintained year-round.~~

~~Access to and from tourist commercial uses shall be limited in number and appropriately marked to identify their purpose. Wherever possible, consideration should be given to shared access points, service roads and similar traffic design features which limit access onto public roads.~~

~~Council may require a traffic study or evaluation to determine the volume of traffic to be generated, needs and/or standards for entrances, turning lanes, vehicle stacking, signalization, on-site directional movements, parking, etc. Traffic engineering should include the integration of both on-site traffic movement and~~

LAND USE POLICIES

~~the configuration, type and width of streets, roadways and sidewalks. Lighting poles and utility structures shall be carefully sited in keeping with good design and highway safety practices. Lighting shall be in accordance with the Municipality's responsible lighting by law. Signage shall be carefully sited in keeping with good design and highway safety practices. Signage shall be in accordance with the Municipality's sign by law.~~

~~Adequate off-street parking and loading facilities shall be provided. Where possible, parking areas shall be sited on a property such that large expanses of parking fronting on public streets are avoided. The visual appearance of parking areas and structures shall be enhanced through the use of diversity of plant forms, landscaping methods or other architectural elements. Parking areas adjacent to residential areas shall be appropriately screened.~~

~~Outdoor storage areas (equipment, garbage, etc.) shall be screened or fenced from adjacent uses and the street. Permanent display areas shall not be located in designated parking areas. Temporary or seasonal displays shall be permitted where they do not conflict with traffic flows or the safety of pedestrians.~~

~~Where a tourist commercial development is 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.~~

~~The Zoning By-law shall place tourist commercial uses in a separate zoning category.~~

~~Tourist commercial development or redevelopment shall be subject to Site Plan Control, in accordance with the Planning Act. Site Plan Control, in accordance with the Planning Act, shall also apply to changes, additions or alterations to established uses.~~

Golf Courses and Driving Ranges

16.12

~~13. 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. Mississippi Mills has two existing golf courses and one vacant property zoned to permit a golf course. The existing courses provide a high quality recreational opportunity.~~

~~17. 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.~~

~~New Golf Courses shall only be permitted through an amendment to this Plan. Existing Golf courses have been designated as Parkland and Open Space. Golf~~

LAND USE POLICIES

courses shall not be permitted within the agricultural designation. In reviewing an application for a golf course, consideration shall be given to the proposal's ability to satisfy the following development criteria, in addition to other relevant sections of this Plan:

~~New Golf Courses shall only be permitted through an amendment to this Plan. A golf course must be located an adequate distance from sensitive land uses so that the amenities of such areas or uses are protected. In determining appropriate separation distances, the Town shall assess design of the golf course in relation to surrounding lands uses.~~

- ~~1. Lot size shall be adequate for the type of golf course being developed.~~
- ~~2. Appropriate studies shall be undertaken to determine the general need of the proposed operation, potential impact on environmental features, natural resources, rural character and the requirements for services.~~
- ~~3. Golf courses shall be required to present a number of studies, prepared by qualified individuals, including hydrogeological assessment, stormwater management, nutrient management and pesticide management. Development proposals will be required to demonstrate compliance with Section 4.1.1 Surface and Ground Water Site Specific Development Criteria.~~
- ~~4. The Zoning By law shall place golf courses in a separate zoning category.~~
- ~~5. All lands placed in the golf course zone in the Zoning By law shall be subject to Site Plan Control, in accordance with the Planning Act. Site Plan Control, in accordance with the Planning Act, shall also apply to changes, additions or alterations to established uses.~~

~~1.3.7.2 Tent and Trailer Campgrounds~~

~~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:~~

- ~~a. Central water stations and toilet facilities are provided to the satisfaction of the Municipality and appropriate approval authority.~~
- ~~b. No campsite shall be located within the flood plain, other natural hazards, or wetland.~~
- ~~c. 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.~~

~~New tent and trailer campgrounds shall only be permitted through an amendment to~~

LAND USE POLICIES

~~this Plan. Existing Tent and Trailer Campgrounds have been designated as Parkland and Open Space. In reviewing an application for a new tent and trailer campground, consideration shall be given to the proposal's ability to satisfy the following development criteria, in addition to other relevant sections of this Plan:~~

~~6. The minimum lot area for a tent and trailer campground shall be two hectares. The minimum campsite shall be 235 square metres with a minimum width of at least 15 metres at one point in the campsite. The density shall not generally exceed 30 campsites per hectare. The maximum number of sites for a Travel Trailer Park or Commercial Campground development shall generally not exceed 100. Provisions may be made for group camping sites.~~

~~7. Central water stations and toilet facilities satisfactory to the Municipality and the appropriate approval authority shall be provided by the owner.~~

~~8. Each campsite shall have adequate buffer planting at the rear and side of each site. No campsite shall be located within the flood plain.~~

~~Adequate buffer planting shall be provided between the Travel Trailer Park and Commercial Campground and any adjacent residential areas and such buffer planting or screening shall include the provision of grass strips, berms, trees, shrubs and screening, as required.~~

~~Adequate on-site parking shall be provided, and the internal road system shall provide for safe movement of vehicular, pedestrian and emergency vehicle traffic.~~

~~Existing topographic and physical features of the site shall be retained in their natural state as far as possible. Existing trees shall be preserved, where possible. Vegetation and landscaping plans may be required to demonstrate incorporation of natural features and retention of existing vegetation.~~

~~As part of the development review process, the developer shall provide to the Municipality information regarding:~~

~~18. existing site conditions including soil capability, drainage, erosion susceptibility, forest stands, unique wildlife habitats, unique flower species and access (Where the existing site has high capability for agriculture or low recreation capability, reasons shall be given for the selection of the site. Furthermore, information shall also be included concerning the preservation of any existing natural features);~~

~~19. the demand for the type of facility proposed exists taking into account the existing supply; and,~~

~~20. satisfactory methods of sewage disposal and water supply. Proposed servicing shall meet the approval of the MOECP.~~

~~21. The Zoning By-law shall place tent and trailer campgrounds in a separate zoning category.~~

~~22. Tent and Trailer campgrounds shall be subject to Site Plan Control, in accordance with the Planning Act. Site Plan Control, in accordance with the~~

Planning Act, shall also apply to changes, additions or alterations to established uses.

23. Wrecking and Salvage Yards

24. 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. New wrecking or salvage yards shall only be permitted through an amendment to this Plan. 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: The following policies shall regulate wrecking or salvage yards.

25.14. A wrecking yard shall be located an adequate distance from sensitive land uses so that the amenities of such areas or uses are protected. In determining appropriate separation distances, the Municipality shall have regard for "Guideline D-6, Compatibility between Industrial Facilities and Sensitive Land Uses", produced by MOECP.

a. It is demonstrated that the lot size shall be adequate for the proposed use 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. Appropriate studies shall be required to determine the general need for the proposed operation, potential impact on ground water, natural resources, and rural character and the requirements for services.

c.b. The wrecking yard shall be adequately, permanently screened from public view either naturally or by fencing, berming or planting shall be required. There shall be a requirement to maintain the visual screen.

d.c. Access to the wrecking or salvage yard shall be controlled by fencing, gates or other appropriate control devices.

e.d. It shall be demonstrated through a hydrogeological study and environmental impact study that the wrecking or salvage yard shall be an adequate distance from any waterbody or designated wetland to reasonably ensure that pollution of the waterbody or designated wetland does not occur.

f. The Zoning By-law shall place wrecking and salvage yards in a separate zoning category.

2. Wrecking and salvage yard development or redevelopment shall be subject to Site Plan Control, in accordance with the Planning Act. Site Plan Control, in

LAND USE POLICIES

accordance with the Planning Act, shall also apply to changes, additions or alterations to established uses.

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 and diversified uses. These uses shall be evaluated for 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 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 the 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. 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.

LAND USE POLICIES

- c) A shooting range shall not be located closer than 2.0 kilometres from an existing residential use, 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.

1.3.7.31.3.7.4 Outdoor Paintball Facilities

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.

1.3.7.41.3.7.5 Motocross and other type of Racetracks

Motocross and other type of racing tracks are generally enclosed, 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.

3.3.7 RURAL SETTLEMENT AREAS & VILLAGES

LAND USE POLICIES

There are four villages in Mississippi Mills: Pakenham, Appleton, Blakeney and Clayton. The Villages range in land size and population. There are also a number of existing rural estate lot subdivisions. Both of these forms of settlement are designated as “Rural Settlement Areas & Villages” in this Plan.

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 places of worship, community centres and arenas, 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 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 establish 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.
- ~~Maintain or enhance distinctive character and identity.~~

3.3.7.2 Permitted Uses

On lands designated “Village” the following uses shall be permitted:

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

—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.

1. Any proposed development in the Villages shall be compatible with the general built form and density of the existing neighbouring development.
2. All new development and redevelopment shall 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. 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.
3. The Municipality shall place the Villages of Appleton, Blakeney and Clayton into a-zones that permits a variety of residential and non-residential uses. This zone shall be located in the core of the Villages, similar in nature to Pakenham.
- 4.4. 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 proposed 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; and

—the development satisfies the environmental and design policies of this Plan with respect to sustainability and compatibility;

- ~~sufficient soft landscaping is provided on the site; and,~~
- e. local commercial uses shall be subject to Site Plan Control ~~and the Site Plan Control By-law,~~ 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 with a minimum 30-metre setback from the highwater mark, shoreline buffering, floodplain and other environmental features are protected and development remains outside of any natural hazards, and not impacted.
- ~~2.7.~~ 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;
 - b. adequate off-street parking is provided;
 - ~~the development satisfies the environmental and design policies of this Plan with respects to sustainability and compatibility;~~
 - c. adequate outdoor amenity areas are provided;
 - d. 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;
8. Multiple residential uses and institutional uses shall may be subject to Site Plan Control, in accordance with the Site Plan Control By-law and 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

LAND USE POLICIES

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.

Goals & Objectives

It is the goal of this Plan to:

To support Pakenham as a distinct rural village by preserving its historic character, natural landscape, and surrounding features, while enhancing its role as a local service centre and tourism destination.

The following objectives are designed to implement the goal:

- Preserve Pakenham’s heritage identity by protecting key cultural landmarks.
- Maintain and enhance existing open space to reinforce the village’s identity as a scenic, riverfront destination.
- Improve pedestrian and cycling infrastructure connecting key community assets such as parks, schools, and the village core.
- Encourage small-scale, locally owned businesses and heritage/nature-based tourism that complement the rural village atmosphere.
- Direct intensive commercial uses to County Road 29 within the village core.
- Encourage home-based businesses within the boundaries of the Village of Pakenham provided that they are compatible with residential uses and comply with applicable zoning and regulatory requirements.
- Support development only where it has been clearly demonstrated that private servicing systems are sustainable and meet regulatory standards.

3.3.8.1 Policies

1. A hydrogeological study for any infill, residential intensification or new, non-residential uses that require potable water will be required within the boundaries of the Village of Pakenham to demonstrate that private services can be provided that meet regulatory standards.

- hydrogeological study for all within the boundaries of the Village of Pakenham demonstrate that private services are sustainable and meet regulatory standards.

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

LAND USE POLICIES

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

3.3.9.1 Goals & Objectives

Policies

On the lands designated as Special Policy Area II in Clayton village, 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, except as otherwise permitted by the 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.

~~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.~~

3.3.10.1 Policies

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

LAND USE POLICIES

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 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

1. A hydrogeological study for any infill, residential intensification or new, non-residential uses within Blakeney that requires potable water will be required to demonstrate that private services can be provided that meet regulatory standards. - hydrogeological study for all within the boundaries of the Village of Blakeney - demonstrate that private service are sustainable and meet regulatory standards.

3.33.4 RURAL SETTLEMENT AREAS

A number of small settlement areas are located throughout Mississippi Mills. These settlement areas consist of three long established small villages: Appleton, Blakeney and Clayton and a number of existing rural estate lot subdivisions. Both of these forms of settlement are designated as "Rural Settlement Areas & Villages" in this Plan.

The three villages represent concentrations of 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 service centres to the largely agricultural economy. 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.~~

~~Existing rural settlement areas are defined with a fixed boundary on Schedule A of this Plan and generally identify rural residential subdivisions that have been largely created during the last 50 years and typically consist of single detached residential uses.~~

~~The rural estate lot subdivisions have been largely created during the last 30 years and typically consist of single detached residential development and accessory uses, such as home-based businesses and bed and breakfasts. For the most part, the existing rural estate lot subdivisions are fully developed.~~

~~Existing rural settlement areas and villages shall be defined with a fixed boundary on Schedule A of this Plan. These boundaries shall recognize the existing developed area with some potential for infilling.~~

~~The following goals, objectives and policies apply to lands placed within the “Rural Settlement Areas & Villages” 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 ~~or villages.~~

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.~~

~~1-2. Encourage opportunities for infill and additional residential units.~~

~~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.~~

~~3.4.2 Permitted Uses~~

~~3.4.3~~ 3.4.2

~~3.4.3.1 The uses permitted within the three existing villages include low density residential and accessory uses, multiple residential, **garden suites** (Section 3.6.13 of the Plan), home-based businesses (Section 3.6.11 of the Plan), group home (Section 3.6.12 of the Plan), bed and breakfast establishments (Section 3.6.10 of the Plan), local commercial, institutional and public uses, community facilities, parks~~

~~and recreational facilities and limited agricultural activities.~~

3.4.2.1 The uses permitted within ~~the rural estate lot~~ subdivisions ~~settlement areas include are~~ low density residential and accessory uses, ~~s and including garden suites,~~ home-based businesses, ~~additional residential uses,~~ and bed and breakfast establishments, and parks and recreational facilities.

3.4.2.2 In accordance with Policy 2.5.3.2.3 Policy 10, the development of new rural residential subdivisions is prohibited. Any lot creation must be located within the existing boundaries of the Rural Settlement designation.

~~3.4.3.23.4.2.3~~ **3.4.2.3** New uses that require large volumes of water or produce large volumes of sanitary waste shall not be permitted.

3.4.4.3 Policies

~~3.4.4.13.4.3.1~~ **3.4.3.1** The boundaries shown on Schedule A represent the limits for development within each rural settlement area ~~or 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.~~

3.4.3.2 All ~~new~~ development and redevelopment shall demonstrate adequate water supply and sewage disposal facilities; ~~hydrogeological or other studies 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. ~~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.~~

3.4.3.3 Minimum lot sizes within rural settlement areas shall be based on the appropriate requirements for the proposed water and sewage systems and site-specific considerations of topography and vegetation. Generally, lots for single detached residential uses 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.

LAND USE POLICIES

- ~~3.4.4.2 — New local commercial uses may be permitted subject to a site-specific zoning by-law amendment and in accordance with the following policies:~~
- ~~1. — the site is large enough to accommodate the building and servicing infrastructure;~~
 - ~~2. — adequate off-street parking and loading space are provided;~~
 - ~~3. — the range of identified uses is appropriate for the area;~~
 - ~~4. — uses which generate significant amounts of traffic shall be located or designed to minimize the impact on surrounding uses and existing transportation infrastructure;~~
 - ~~5. — the development satisfies the environmental and design policies of this Plan with respect to sustainability and compatibility;~~
 - ~~6. — the style and character of the building integrates reasonably well with surrounding properties;~~
 - ~~7. — sufficient new landscaping is provided on the site; and,~~
 - ~~8. — local commercial uses shall be subject to Site Plan Control, in accordance with the Planning Act.~~
- ~~3.4.4.3 — The Municipality, together with the community associations, shall carry out further studies to define the existing focal points within the rural settlement areas and villages and to develop strategies for enhancing and improving on the elements that contribute to these communities.~~
- ~~3.4.4.4 — Minimum lot sizes within rural settlement areas and 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. Generally, single detached residential lots should be a minimum of 0.4 hectares (1 acre) in size. In waterfront situations, larger minimum lot sizes will most likely be required to ensure sufficient area to accommodate the 30 metre setback from the highwater mark, shoreline buffering requirements, flood plain considerations and other environmental constraints.~~
- ~~3.4.4.5 — New multiple residential uses within the three existing smaller villages, such as row housing or low-rise apartment buildings, may be permitted subject to a site-specific zoning by-law amendment and in accordance with the following criteria:~~

LAND USE POLICIES

- ~~1. the site is large enough to accommodate the building and servicing infrastructure;~~
 - ~~2. adequate off-street parking is provided;~~
 - ~~3. the development satisfies the environmental and design policies of this Plan with respects to sustainability and compatibility;~~
 - ~~4. the style and character of the building integrates reasonably well with surrounding properties;~~
 - ~~5. sufficient landscaping is provided on the site; and,~~
 - ~~6. multiple residential uses shall be subject to Site Plan Control, in accordance with the Planning Act.~~
- ~~3.4.4.6 — Institutional uses within the three existing smaller villages may include education centres, day care centres, health care facilities, museums, churches, libraries, community centres, service clubs and other similar public or quasi-public uses and facilities. New institutional uses shall be permitted subject to a site-specific zoning by-law amendment and in accordance with the following policies:~~
- ~~1. the site is large enough to accommodate the building and servicing infrastructure;~~
 - ~~2. adequate off-street parking and loading space are provided;~~
 - ~~3. uses which generate significant amounts of traffic shall be located or designed to minimize the impact on surrounding land uses and existing transportation infrastructure;~~
 - ~~4. the development satisfies the environmental and design policies of this Plan with respect to sustainability and compatibility;~~
 - ~~5. the style and character of the building integrates reasonably well with surrounding properties;~~
 - ~~6. sufficient new landscaping is provided on the site; and,~~
 - ~~7. institutional uses shall be subject to Site Plan Control, in accordance with the Planning Act.~~
- ~~3.4.4.7 — Within the Rural Settlement Areas and Village designation there are vacant lands which abut non-urban lands designated “Agriculture” shown on Schedule A. During the subdivision or consent design and approval process all development proposed within 150 metres of the Agriculture designation shall be assessed in terms of potential land use conflicts. Appropriate mitigating measures shall be incorporated~~

~~through the subdivision or consent design and approval process which would reduce the potential negative impacts the two land uses may have on each other. The subdivision or consent proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impacts. The Municipality may request that conditions be imposed on the creation of new lots, including the registration of a covenant on the title of individual properties stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities. Under no circumstance shall the subdivision or consent design result in residential dwellings being located closer than 30 metres to the boundary of the Agriculture designation.~~

~~3.4.5 Special Uses~~

~~The following special policies have been established through an amendment to previous official plans.~~

~~3.4.4.1 Special Policy Area 1~~

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

- ~~1. The permitted uses shall be restricted to a 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.~~

~~3.4.4.2 Special Policy Area II~~

~~On the lands designated as Special Policy Area II in the Clayton village, 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.~~

LAND USE POLICIES

- ~~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.~~

3.5 AGGREGATE & MINERAL RESOURCES POLICIES

3.5.1 Goal and Objective

It is a goal of this Plan to:

3.5.2 Aggregate Resource Boundaries and Permitted Uses

~~3.5.3~~ **Aggregate Resource General Policies**

~~3.5.4~~3.5.3

~~3.5.5~~3.5.4 **Aggregate Resource Influence Area**

~~3.5.6~~3.5.5 **Removal or Expansion of Aggregate Resource Designation**

~~3.5.7~~3.5.6 **Aggregate Extraction on Prime Agricultural Lands**

~~3.5.8~~3.5.7 **Wayside Pits and Quarries**

~~3.5.9~~3.5.8 **Portable Asphalt Plants and Portable Concrete Plants**

~~3.5.10~~3.5.9 **Mineral Resources**

~~3.5.11~~3.5.10 **Aggregate Rehabilitation**

3.6 RESIDENTIAL

3.6.1 Goal and Objectives

~~3.6.2~~ **Residential Permitted Uses**

~~3.6.3~~3.6.2

~~3.6.4~~3.6.3 **Affordable Housing**

~~3.6.5~~ **Supply of Serviced Residential Land**

~~3.6.6~~3.6.4

~~3.6.7~~3.6.5 **Range of Housing Types**

3-6.83.6.6 Additional Residential 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 Almonteon municipal services, 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 on the lot due to existing constraints;
 - b) the property is located within 400 metres walking distance of a food retail store and other services;
 - c) the owner enters into an agreement with the Municipality registered on title 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 on the street which the property fronts for visitors.
6. In the case of a property on private services, any Additional Residential Unit should generally share at least one of the two private services with the other dwelling. A Zoning By-law Amendment or Minor Variance to permit a dedicated separate well and septic system for the Additional Residential Unit may be considered subject to the following policies:
 - a) it is demonstrated that the dedicated well and septic system for the Additional Residential Unit is necessary due to topography, environmental constraints, natural hazards or other existing site constraints that cannot be altered;

LAND USE POLICIES

b) the owner enters into an agreement with the Municipality registered on title that acknowledges that the Additional Residential Unit cannot be severed; and

a)c) the location of the Additional Residential Unit does not create a new residential cluster.

6.7. In the case of a property ~~on private services~~ within the limits of a rural 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~~ could be considered to permit the development of an Additional Residential Unit provided that it is demonstrated through a Hydrogeological Study ~~or similar~~ and any other servicing study required by the Municipality, 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 site-specific constraints and extenuating circumstances.

8. In the Agricultural and Rural designations, up to two Additional Residential Units are permitted in accordance with the Provincial Planning Statement, as amended and the following:

a) Where two additional residential units are proposed at least one is located within or attached to the principal dwelling; and

b) The location of an Additional Residential Unit(s) is in accordance with the Provincial Planning Statement, as amended and satisfies the following:

i) is accessed along the same frontage of the principal dwelling unit generally sharing the same driveway; and

ii) is generally located within 40 metres of the principal dwelling unit. A Minor Variance or Zoning By-law Amendment to increase the distance between the principal dwelling unit and an Additional Residential Unit could be considered if it is demonstrated that the proposed location is required due to environmental or natural hazard constraints, topography or other constraints that cannot be altered.

9. Additional Residential Units shall not be permitted within lands areas identified as being a natural hazard, including but not limited to, ~~(i.e. floodplains, unstable soils, or a site having unsafe access during a 1:100-year flood event)~~ or within a

wetland, as identified by the MVCAMississippi Valley Conservation Authority.

3-6.93.6.7 Bed ~~and~~ Breakfast Policy

Bed ~~and~~ Breakfast operations are permitted within a single detached dwelling subject to the requirements of the Zoning By-law.

1. The Zoning By-law may provide Bed ~~&~~and Breakfast regulations which ensure:

~~2. the residential character of the area is not changed;~~

~~a. adequate off-street parking,~~

~~a.b. minimum floor area for guest rooms;~~

~~c. the use bed and breakfast is conducted in the principal residence of the operator; and,~~

b.d. in the case of private servicing a lot area that can support private servicing to accommodate the bed and breakfast;

~~e. the maximum number of guest rooms for overnight accommodations shall not exceed 3.~~

~~d.e. _____~~

- ~~3.2.~~ Bed ~~&~~and Breakfast operations may be subject to Site Plan Control, in accordance with the Site Plan Control By-law and the Planning Act.

3-6.103.6.8 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.

1. The Zoning By-law may provide home-based business regulations which:

a. include a detailed list of permitted home-based business uses;

~~b. generally, limit the number of employees, other than residents of the house to four individuals;~~

~~e.b. provide a maximum percentage of the floor area of the residence or accessory building which may be used for the home-based business, or in the case of a rural residence the maximum floor area of an accessory structure;~~

LAND USE POLICIES

~~d.c. ensure the external appearance of the residence is maintained and regulate outdoor storage and signs;~~

~~e.d. provide appropriate parking standards for such uses; and prohibit uses that are deemed to be significant traffic generators.;~~

~~f. limit traffic impact, ensure safe access, and prohibit uses that are deemed to be significant traffic generators.~~

~~2. Home-based businesses may be subject to Site Plan Control, in accordance with the Site Plan Control By-law and Planning Act.~~

~~3.2.~~

~~3.6.11~~ **3.6.9 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-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.~~

~~3.6.11.1 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.~~

~~3.6.11.2 The Zoning By-law shall permit group homes in all residential zones subject to the approval for use under the licensing or funding agency.~~

~~3.6.11.3 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.~~

~~3.6.11.4—On-site parking requirements shall be established on the basis of the expected number of residents, support staff and visitors.~~

~~3.6.11.5—Group Homes may be subject to Site Plan Control, in accordance with the Planning Act.~~

3.6.12 Garden Suite Policies

~~The term Garden Suite is used to describe a temporary dwelling unit accessory to a primary residence which offers an alternative arrangement for housing elderly parents, handicapped family members or other similar individuals.~~

~~Garden Suites may be permitted subject to the requirements of the Zoning By-law.~~

~~3.6.12.1 The Zoning By-law may provide Garden Suite regulations which:~~

- ~~1. sets out the duration of the temporary nature of the dwelling unit;~~
- ~~2. require the dwelling unit to be accessory to a primary residential dwelling;~~
- ~~3. allow the garden suite dwelling unit to be attached or detached;~~
- ~~4. restrict any business or commercial enterprise from taking place within the garden suite; and,~~
- ~~5. require the dwelling unit to meet all requirements of the Zoning By-law, including yard setbacks and parking.~~

~~3.6.12.2 The Municipality may enter into an agreement with the property owner which addresses issues, such as:~~

- ~~1. conditions under which the Garden Suite shall be removed from the property or converted so that it is no longer a separate dwelling unit;~~
- ~~2. the Garden Suite not be used as a rental dwelling unit for profit or gain;~~
- ~~3. the Garden Suite meets all health, safety, servicing and building code standards;~~
- ~~4. the need for bonding or security to ensure that certain conditions of the agreement are met; and,~~
- ~~5. other issues deemed important by the Municipality. Garden Suites may be subject to Site Plan Control, in accordance with the Development Agreement or similar agreement.~~

3.6.13 3.6.10 Day Nurseries and Daycares

LAND USE POLICIES

~~The term "Day Nursery" is used to describe a licensed facility that receives more than five children, primarily for the purpose of providing temporary care or guidance for children under the age of ten years and/or developmentally handicapped children under the age of 18 years.~~

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

~~3.6.14 The Zoning By-law may provide Day Nursery regulations which require:~~

~~1. a demonstrated community need exists for the facility;~~

~~2.1. **it is demonstrated that the establishment of the facility is compatible with the surrounding area;** does not negatively impact upon the residential character of the neighbourhood and that specific attention be paid to the noise impact associated with play areas;~~

~~2. **a safe area for the employee parking is provided including a designated drop-off and pick-up area of the children;**~~

~~3. **outdoor play areas are located on-site with play areas fenced and adequate buffering from adjacent properties;** and,~~

~~4. all requirements of the Zoning By-law, including yard setbacks, signage and parking are met.~~

~~3.6.14.2 The facility shall be licensed by the Ministry of Community and Social Services under the Day Nurseries Act, R.S.O., 1990, as amended.~~

~~3.6.14.3 The facility shall provide for the temporary care or guidance of the children for a continuous period not exceeding 24 hours.~~

~~3.6.14.4 The facility shall meet all health, safety and building code standards.~~

~~4.4. Day Nurseries **and Daycares** may be subject to Site Plan Control, in accordance with the **Site Plan Control By-law and may be required to enter into a Development Agreement or similar agreement with the Municipality to be registered on title.**~~

3.6.153.6.11 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.

LAND USE POLICIES

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

a. ~~Country Inns shall be placed in a separate zoning category zone; and subject to the following requirements.~~

b. Country Inns within the Residential designation shall be located in residential Buildings buildings that are designated under the Ontario Heritage Act on the Heritage Register or with documented heritage value and will maintain the unique historic characteristics of the building shall be preserved in keeping in accordance with the heritage and design sections of this Plan.

c. The Country Inn maintains the residential facade of the building and does not significantly change the residential, rural or village character of the area; and

~~e.d.~~ The Zoning By-law may provide provisions for Country Inns regulations which ensure that including the following:

~~i. the Country Inn maintains the residential facade of the building being utilized and not significantly change the residential character of the area;~~

~~ii. all requirements of the Zoning By-law are met, including adequate off-street parking, minimum floor area for guest rooms, signage, and buffering between surrounding uses;~~

~~i. such uses have a minimum of four guest rooms and a maximum of there are a maximum number of ten guest rooms;~~

~~iii.ii. there are a minimum number of required parking spaces and,~~

~~iv.iii. that the Country Inn is generally located on or near an arterial road and has it is demonstrated to have minimal traffic impact on the road network, including safe vehicle and pedestrian access.~~

~~d. Country Inns shall meet all licensing, health, safety and building code standards for motels/hotels.~~

~~e. Dining facilities associated with a Country Inn shall be located in the principal building of the Country Inn.~~

f.e. Country Inns shall be subject to Site Plan Control in accordance with the Site Plan Control By-law and may require an agreement with the Municipality registered on title. , in accordance with the Development Agreement or similar agreement.

3.7 COMMERCIAL AND INDUSTRIAL LAND USE POLICIES

The economic base of Mississippi Mills is very diverse. The local economy consists of a strong agricultural industry, a vibrant small business sector, tourism and growing arts and high-tech sectors. There is also a very successful home-based industry. Like many rural small-town communities, the public sector (health, education, local government) represents the largest source of employment.

Recognizing the strengths of the local economy and the challenges that exist by being located close to a major urban market, this Plan establishes a clear policy direction which shall provide a positive climate for economic investment and job creation. The Plan also undertakes to identify an adequate supply of land to allow existing businesses to expand and for new businesses to locate within the Municipality.

Inherent in the growth and development of the local economy is the preservation of the area's small-town character. This is achieved through a strong commitment to the existing downtown cores of Almonte and Pakenham ~~village~~ as vibrant mixed use areas, and to encourage future mixed use development in Clayton, Appleton and Blakeney.

This Plan also recognizes the importance of commercial and industrial uses throughout the Rural and Agricultural area, where uses which are resource based, recreational, or require larger areas to operate in accordance with the Provincial Planning Statement, as amended.

The land use policies relating to commercial and industrial development are intended to permit a broad mix of land uses and to provide entrepreneurs with a clear set of policies on which to make investment decisions. The various areas of commercial and industrial development are intended to complement each other through a varying scope of permitted uses.

The following policies shall apply to all lands within the various commercial and industrial land use designations ~~within Almonte and Pakenham village~~ detailed in Schedules B and C of this Plan.

3.7.1 Goal and Objectives

~~It is a goal of this Plan to:~~

~~**Develop the economic potential of the area and create employment opportunities which strengthen the social fabric of the community.**~~

~~The following objectives are designed to implement the goal:~~

~~3.7.1.1—Promote economic development which shall generate a balanced tax base and offer a comprehensive range of services within the community.~~

~~3.7.1.2—Promote the expansion and retention of existing business and economic sectors and promote opportunities for new business in~~

LAND USE POLICIES

~~order to diversify the area's economy, add to the commercial/industrial tax base and create new employment opportunities.~~

~~3.7.1.3 Direct the majority of new business to established commercial and industrial locations, including the downtown areas of Almonte and Pakenham village, the Mississippi Mills Business Park and established highway commercial areas.~~

~~3.7.1.4 Promote and preserve the downtown cores of Almonte and Pakenham village as vibrant mixed-use areas with potential for infilling and redevelopment.~~

~~3.7.1.5 Permit a broad range of home-based businesses in residential and rural areas, provided they are compatible with surrounding uses.~~

~~3.7.1.6 Protect and preserve Employment Areas for current and future uses.~~

3.7.2 Downtown Commercial

3.7.2.1 *Permitted Uses*

3.7.2.2 *Downtown Commercial Policies*

3.7.2.3 *Downtown Commercial Parking Policies*

3.7.2.4 *Cash-In Lieu of Parking Policy*

3.7.3 Highway Commercial

3.7.3.1 *Permitted Uses*

3.7.3.2 *Highway Commercial Policies*

3.7.3.3 *Highway Commercial Areas as Community Gateways*

3.7.3.4 *Shopping Centre Commercial Development*

3.7.3.5 *Special Site-Specific Policy for Highway Commercial (430 Ottawa Street) (OPA 26)*

~~3.7.4~~ Business Park – Employment Area

~~3.7.5~~3.7.4

LAND USE POLICIES

3.7.4.1 Permitted Uses

3.7.4.2 Business Park – Employment Area Policies

3.7.63.7.5 Industrial – Employment Area

The Municipality’s primary industrial investment area is the Mississippi Mills Business Park and designated “Business Park – Employment Area”. There are also a number of industrial uses located throughout the rural and urban areas of the community which are designated “Industrial – Employment Area”. Industrial development is an important component of the Municipality’s economic base. This Plan recognizes existing industrial uses and provides for an adequate supply of land for future industrial development **both in Almonte, the Villages and the Rural designations.**

The intent of this Plan is to encourage the development of light (Class I) and medium (Class II) industries, since these types of uses are most compatible with the nature of the area. The scope of permitted uses shall be sufficiently broad to enable the Municipality to attract a variety of industrial types and to focus on more specialized types, such as the high-tech industry.

It is the desire of the Municipality to have industrial development that is both an aesthetic and economic asset to the community. To this extent, there needs to be special attention paid to the design of these uses.

3.7.5.1 Permitted Uses

3.7.5.2 Industrial - Employment Area Policies

3.7.5.3 Influence Areas

3.8 PARKLAND & OPEN SPACE

3.8.1 Goals and Objectives

~~3.8.1.1 — Encourage the development of riverside foot paths in both Almonte and Pakenham village which are linked to a broader trail system throughout the community.~~

3.8.2 Permitted Uses

3.8.3 Parkland Classification

3.8.4 Parkland Acquisition

3.8.5.1 Public Waterfront Access

3.8.5.2 Outside of the Planning Act

GENERAL POLICIES

3.8.5 Non-municipal Public Lands

3.8.6.1 Land Trusts

3.8.6 Development Plan

4 GENERAL POLICIES

4.1 GENERAL ENVIRONMENT

4.1.1 Surface and Ground Water Protection

4.1.1.1 Goals and Objective

4.1.1.2 Identification and Mapping of Water Resources

~~4.1.1.3 Watershed Planning~~

~~4.1.1.4.1.1.3~~

~~4.1.1.5 Site Specific Development Criteria~~

~~4.1.1.6.1.1.4~~

~~4.1.1.4.1 General Policies~~

~~4.1.1.4.2.1.1.4.1~~

~~4.1.1.4.3.1.1.4.2~~ Stormwater Management Policies

~~4.1.1.4.4.1.1.4.3~~ Development within Wellhead Protection Areas

4.1.2 Air Quality and Greenhouse Gas Emissions

4.2 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 to be paid to design.

Design involves matters related to the visual character, aesthetics, compatibility of land use and the qualitative aspects of development. Design guidelines will

GENERAL POLICIES

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, current rural planning and Village trends.
5. Define tangible elements of rural character to include including uses and lot sizes, location of buildings, building envelopes and setbacks from roads and lot lines, the number of accessory structures as well as, park land and, open space and visual impact including waterfront.

GENERAL POLICIES

6. Require new non-farm residential dwellings ~~in the rural area~~ to be set back from the road and where possible, screened from view by taking advantage of natural tree cover and terrain.
7. Promote development which incorporates environmentally sustainable design.
8. Establish the Zoning By-law, sign by-law and Site Plan Control, in accordance with the Planning ~~and Municipal~~ Act, as ~~planning~~ tools to ensure that the design goal and objectives are addressed.

4.2.2 Urban Design

4.2.2.1 General Policies

4.2.3 Rural Design

Rural character is defined by the elements that ~~differentiate~~ ~~make up the~~ rural landscapes ~~from urban areas~~. 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 variety of rural landscapes must be understood and addressed in efforts to conserve rural character. Moreover, rural landscapes are constantly changing and evolving. Preservation of rural landscapes is one element of rural design. The challenge is to manage change so that what is good is protected, while allowing new and appropriate forms of development to emerge.~~

~~Over the past 30 years, the rural areas of Mississippi Mills have been subjected to significant alterations as a result of increased rural non-farm residential development. The objective of this Plan is to chart a new course for 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, and pay more attention to the location of new rural land-uses. Focus will be on locating development with minimal impact on natural resource and visual integration into the rural landscape.~~

~~The tangible elements of rural character where design can play a key role include: rural roads, roadside trees, hedgerows, rail and rock fences, barns, old log and post and beam agricultural buildings, pastoral vistas, building design, building setbacks, signage, size and location of lots, integration into natural habitat and landscape, protection of natural resources. Together, these components of the rural landscape help define the rural character of Mississippi Mills.~~

~~The tangible elements of rural design and built form are important in maintaining rural character and attractive rural landscapes. These criteria will be used to review development proposals. It is recognized that development proposals vary in terms of size and detail and may be able to address design matters in different ways. In~~

GENERAL POLICIES

~~some instances, one design feature may be deemed more important than others and therefore may have more attention paid to it.~~

~~The single~~Other than growth in the villages, the other most significant form of development ~~will be~~is 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;~~ shall not apply to agricultural land-uses, including residential dwellings accessory to an agricultural operation.

4.2.3.1 General Policies

1. Development ~~proposals~~ ~~applications~~ will ~~need to~~ demonstrate how they conform to the Council approved Rural Design Guidelines.
2. The construction and maintenance of existing roads shall take into consideration the ~~roads~~scapes ~~landscapes~~ that exist ~~or are common to an area.~~ ~~Efforts~~and effort will be made to maintain existing trees and traditional rail fences along existing roads. ~~Wherever possible, the existing character of the road will be enhanced through specific tree plantings and fence design.~~ Professional advice on the pruning and cutting of trees and fence design along road allowances shall be encouraged.
3. ~~The creation of new non-farm residential lots shall generally be directed towards areas having natural tree cover, scenic views and rolling terrain rather than flat, open land. Further, the existing vegetation and terrain should be disturbed as little as possible and the houses should be encouraged to be screened from view, especially from Arterial, Collector and Scenic Roads.~~
4. ~~The creation of new lots and rural development proposals will need to demonstrate how the following aspects of the rural landscape are addressed through design:~~
 - i. ~~natural features including fence lines, trees, vegetation, rivers and waterways, ravine lands, rock outcrops and variations in topography;~~
 - ii. ~~historical development patterns and cultural landscapes, including fence lines and hedgerows;~~
 - iii. ~~the physical character of the surrounding built environment; and,~~
 - iv. ~~visual impact from roadways.~~
- 5.3. Development ~~proposals~~ ~~applications~~ will ~~need to consider~~ demonstrate the impact they may ~~have~~the proposed development will have on the natural

GENERAL POLICIES

environment ~~and will:~~ by:

- i. ~~ensure~~ ensuring that the setbacks from natural features, rural resources and agricultural lands ~~expressed elsewhere~~ required in this Plan are adhered to;
- ii. ~~ensure~~ ensuring that the site is large enough to accommodate the scale and intensity of the proposed development; and,
- iii. designing and ~~locate~~ 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.

64. To create visually appealing buildings and enhance the rural character, development ~~proposals~~ applications ~~will~~ the Municipality will:

- ~~i. demonstrate that new buildings and their setback from the road are consistent with traditional rural development;~~
- ~~ii.i. the Zoning By-law shall establish increased setbacks for new non-farm residential development and other forms of rural development~~ in the Zoning By-law;
- ~~iii.ii. encourage new residential buildings to be designed to maximize the direct exposure to natural light;~~
- ~~iv. encourage building types which are traditional to the rural area;~~
- ~~v.iii. establish rural residential design guidelines to assist in identifying the characteristics of traditional rural residential design;~~
- ~~vi.iv. encourage the protection or enhancement of natural areas between the roadway and the structures~~ any proposed buildings or structures; and,
- ~~vii.v. encourage rural non-farm residential development to establish~~ or maintain traditional fence designs, such as rail fences and rock fences.

75. To design sustainable buildings that are efficient, durable and adaptive over time, ~~all proponents of plans, development proposals and public works~~ the Municipality will:

- i. encourage sustainable designs that reduce energy consumption and maintenance costs;
- ii. promote the adaptive re-use, not demolition, of existing buildings ~~that are structurally sound; where possible; and~~

GENERAL POLICIES

- iii. encourage street layouts, building orientation, and landscaping to maximize potential gains from solar energy and exposure to light.;
- iv. ~~recommend the use of local building materials and/or durable, environmentally sustainable building materials; and,~~
- v. ~~use outdoor lighting fixtures that will promote public safety and be of a design that reduces energy consumption and directs light away from the abutting properties and the night sky.~~

4.2.5 Rural Settlement Areas and Village Design

The traditional villages of ~~Clayton, Appleton and Blakeney~~ **Appleton, Blakeney, Clayton and Pakenham** and the modern-day rural settlement areas located throughout the rural areas of Mississippi Mills, possess unique design character features. ~~Future rural settlement areas shall be designed respecting the unique characteristics of traditional villages and the natural environment and not that of the existing rural residential subdivisions.~~

1. Development proposals for the expansion of villages ~~or the creation of new rural settlement areas shall be subject to an official plan amendment require~~ **an amendment to this Plan, in accordance with the Provincial Planning Statement, as amended. Village expansions are subject to the following policies** and ~~assessed based on the following design guidelines. In addition to the following policies, proponents will need to demonstrate how they conform to Council approved Design Guidelines.~~
2. This Plan envisions the expansion of existing villages ~~and the creation of new rural settlement areas~~ as more than residential subdivisions. In **designing proposing** such development, the following principles should be considered:
 - a) Define public spaces and parks with a purpose. Instead of being the left-over ~~bits of land they should be consciously~~ **and parcels, these areas should be** deliberately planned from the very beginning as critically important, value-adding elements of the community.
 - b) Focus on the core rather than on the boundary. ~~The~~ **and 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 neat order~~ **in the design** of village streetscapes ~~creates~~ **creating** a sense of cohesion without the repetition of identical design.
 - d) Use human ~~proportions. Whether it is~~ **the proportions such as** sidewalks

GENERAL POLICIES

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 road design and active transportation networks to support walking and cycling ~~rather than automobiles.~~
- f) ~~Encourage a range of housing sizes and types~~ to allow people to remain in their community as their housing needs change. ~~rather than only one type.~~
- ~~g) A variety and mingling of house and lot dimensions allow people to remain in their community as their housing needs change.~~
- ~~h) Use housing shapes and styles that reflect traditional villages and small towns.~~
- ~~g) Encourage a mix of uses rather than purely residential land uses.~~
- ~~j) h) Locate uses that are compatible with~~ Fit within the environmental features. ~~rather than on top of it.~~

3. Generally, the expansion of existing villages ~~or new rural settlement areas~~ should:

- a) ~~result in a community of 80 to 120 dwellings with~~ include a sewage and water servicing strategy which can support support densities of 2 to 5 residential units per acre; greater density and a variety of housing types;
- b) connect the new pedestrian network with the existing network ~~be pedestrian friendly and include walkways connecting the public lands;~~
- c) if not already existing, identify key areas which can establish evolve to a central core ~~fronted by a number of buildings devoted to commercial, institutional or mixed uses~~ where there can be a mix of uses that provide services and amenities to residents;
- i. ~~include a variety of building setbacks (most having a 10 to 20-foot front yard setback for homes from the street);~~
- ii. ~~include non-uniform lot widths, areas, and shapes; and, (vi) promote rear garages and parking where practical.~~
- d) ~~During the consideration of any expansions to a settlement area boundary within the Municipality of Mississippi Mills will ensure~~ Ensure that highly vulnerable aquifers and significant ground water recharge areas are protected from incompatible development.

4.2.6 Night Skies

4.3 HERITAGE RESOURCES

4.3.1 Goals and Objectives

4.3.2 Heritage Committee

4.3.3 Development Review and Heritage Resources

4.3.4 Heritage Resource Conservation

~~4.3.4.1~~ *Individual Sites Designation*

~~4.3.4.2~~ 4.3.4.1

~~4.3.4.3~~ 4.3.4.2 *Heritage Conservation Districts*

~~4.3.4.4~~ 4.3.4.3 *Alterations to or relocation of designated properties*

~~4.3.4.5~~ *Partial Demolition or Demolition of a Heritage Resource*

~~4.3.4.6~~ 4.3.4.4

4.3.5 Archaeological Heritage Resources

4.3.6 Cemeteries

4.3.7 Scenic or Heritage Roads

4.4 ECONOMIC DEVELOPMENT

4.4.1 Goal and Objectives

~~4.4.2~~ **Business Development Policies**

~~4.4.3~~ 4.4.2

~~4.4.4~~ 4.4.3 **Land Use Policies**

~~4.4.5~~ 4.4.4 **Amenities and Infrastructure**

~~4.4.6~~ 4.4.5 **Partnerships**

~~4.4.7~~ 4.4.6 **Removal of Employment Areas**

4.5 ARTS AND CULTURE

4.5.1 Goals and Objectives

4.5.2 General Policy

4.6 TRANSPORTATION

4.6.1 Goal and Objectives

4.6.2 Provincial Highway

4.6.3 County Roads

4.6.4 Local Municipal Roads

4.6.4.1 Right-of-Way

4.6.4.2 New Local Municipal Roads

4.6.4.3 Seasonal Local Municipal Roads

4.6.4.4 Unopened Road Allowances

4.6.4.5 Public Capital Works

4.6.5 Commercial/Industrial Traffic

4.6.6 Traffic Flows

4.6.7 Laneways

4.6.8 Private Roads

4.6.9 Pedestrian Policies

~~4.6.10~~ Cycling Policies

~~4.6.11~~ 4.6.10

~~4.6.12~~ 4.6.11 Parking

~~4.6.13~~ 4.6.12 Traffic Impact Assessment

~~4.6.14~~ 4.6.13 Alternative Traffic Routes

~~4.6.15~~ 4.6.14 Public Transit

~~4.6.16~~ 4.6.15 Waterways

GENERAL POLICIES

~~4.6.17~~4.6.16 Signage

4.7 COMMUNITY FACILITIES

4.7.1 Community Facility Policies

4.8 GOVERNMENT AND ESSENTIAL SERVICES

4.8.1 Goals and Objectives

4.8.2 Public Uses and Utilities

4.8.2.1 Radio Communication Systems

4.8.3 Sewage Disposal and Water Supply

4.8.3.1 Public Sewer and Water Policies

4.8.4 Individual On-Site Sewage Disposal and Water Supply Policies

~~4.8.3.2~~ Communal Services

~~4.8.3.3~~4.8.3.2

4.8.5 Fire, Police, Education, Health Care, Library, Recreation Services

~~Waste Management~~

~~Waste Management Services~~

4.9 ACCESSIBILITY

5 IMPLEMENTATION

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.

5.1 How to Amend the Community Official Plan

5.1.1 Review Procedure

5.2 Existing Uses Which Do Not Conform to the Official Plan

5.3 Legislation Pursuant to the Planning Act and Municipal Act

~~5.3.1 Zoning By-Law~~

~~5.3.25.3.1~~

~~5.3.3 Increased Height & Density Provisions~~

~~5.3.45.3.2~~

~~5.3.55.3.3 Holding Zones~~

~~5.3.65.3.4 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.~~

A Temporary Use By-law may also be used to permit garden suites.

~~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~~

IMPLEMENTATION

~~maximum time period for temporary use is three years, and except for a garden suite temporary use, which has a maximum time period of 10 years. In both cases, 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.~~

~~As a condition of the passing of a Temporary Use By-law for garden suites, Council may require the owner of the property to enter into an agreement, to be registered on title, which deals with matters identified in Section 3.6.13 of this Plan.~~

~~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.~~

5.3.75.3.5 Interim Control By-Laws

5.3.85.3.6 Site Plan Control

5.3.9 Minor Variances to the Zoning By-Law

5.3.105.3.7

5.3.115.3.8 Legal Non-Conforming Uses

5.3.125.3.9 Parking, Cash-In-Lieu Requirements

5.3.135.3.10 Plans of Subdivision

5.3.145.3.11 Consent to Sever Land

~~The County of Lanark Land Division Committee has the authority for creating lots by consent and consent applications including granting rights-of-ways and easements within the Municipality of Mississippi Mills. However, the Municipality has a large degree of control over the creation of lots or granting right of ways and easements and can request that the Land Division Committee impose conditions be placed on the approval of such lots on the approval consent applications and recommend to approve, defer or refuse the application, similar to the conditions it may ask for with a Plan of Subdivision.~~

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.

IMPLEMENTATION

5.3.11.1 General Lot Creation Policies

The following ~~lot creation~~ policies apply to all ~~land uses designations and land uses~~ whether development takes place by consent or plan of subdivision. All sections of the Plan dealing with the creation of lots shall apply where appropriate.

1. It is demonstrated that the lot creation complies with Sections 51 and 53 of the Planning Act, as applicable.
- 1.2. The size of the lots must be in accordance with the requirements for the type of use and servicing method proposed. ~~The size of lot may be dependent on~~ servicing studies may recommend appropriate lot sizes which will be in accordance with the requirements of the ~~municipality~~ Municipality and other agencies.
2. ~~Nothing in this Plan shall prohibit severance applications which result in the creation of original township lots. For the purpose of this Plan an original township lot shall be considered a holding.~~
3. A hydrogeological study may be required ~~Information will be provided to substantiate demonstrate~~ that an adequate and ~~suitable~~ potable water supply and conditions for a proper sewage system exist, and ~~all of which can~~ meet the requirements of the ~~m~~ Municipality and other agencies.
4. Lots will not be created on lands which are unsuitable for development because of environmental conditions and natural hazardss.
5. 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 and must accompany justification for the lot creation including demonstrating adequate access for the proposed use(s).
6. ~~In the creation of lots, regard must be given to~~ The location of lots must provide appropriate separation distances from incompatible uses and natural resources, including agricultural lands in accordance with Provincial Guidelines.
7. ~~The lot must be in an appropriate location for the use proposed and contain a suitable building site, where applicable. Where lots are proposed for residential, commercial or industrial purposes, a site plan may also be required.~~
7. In reviewing any application to create new lots, the convenience, safety and welfare of the future residents of these lots will be a major consideration. 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

IMPLEMENTATION

arrangement, and the shared driveway is established via an easement approved by the Land Division Committee and registered on title.

5.3.11.1 — 5.3.11.2 Specific Consent Policies – Rural and Agriculture Designations

Rural and Agriculture Designations In the Rural designation, the maximum number of lots created per land holding will be two plus the remnant lot, except where otherwise specifically provided for in this Plan. A holding is defined as a parcel of land held in a conveyable ownership as of July 1, 1973 or an original township lot. Consents identified in Subsection 5.3.11.2.7 will not be counted as a consent for the purposes of this section.

All sections of the Plan dealing with the creation of lots shall apply where appropriate including but not limited to the general policy for development under Section 4 of the Plan, environmental policies under Section 3.1, wellhead protection policies under Section 3.1.7, agricultural and rural policies under Section 3.2 and 3.3 respectively and the following sections related to consent policies and plans of subdivision:

1. Farm-related severances in the Rural and Agriculture designation may be considered for a surplus farm dwelling, built prior to the adoption of the Community Official Plan (December 13, 2005), 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 surplus farm dwelling severance. As a condition of the surplus farm dwelling severance, the Municipality shall request that the Land Division Committee impose a condition on the parcel rendered vacant as a result of the severance that requires an approved zoning by-law amendment which prohibits the construction of any type of residential dwelling.
 - b. The lot area and frontage of the surplus farm dwelling lot is kept to a minimum and generally should be 1.0 ha in size. Lot sizes larger than 1.0 ha shall be permitted if the location of site features such as existing buildings, private servicing or established access (driveway) to the site requires more than 1.0 ha. 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. A lot addition or boundary adjustment may be supported where there is a demonstrable need for increased lot area due to constraints such as reduced lot area, natural hazards such as floodplain, or natural features such as watercourses or wetlands.

IMPLEMENTATION

3. A lot addition or boundary adjustment for non-farm residential lots may be permitted provided the cumulative area of all lot additions generally does not exceed 1.5 hectares. The area of natural hazard lands or wetlands shall not be used to enable development that was not permitted before the lot addition or lot boundary adjustment.

Rural Designation

1. The number of rural non-farm residential lots created by severance per land holding shall be limited to two lots plus the remnant lot except where otherwise specifically provided for in this Plan. The lot size shall generally be 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, other natural hazards, or wetlands.
2. 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.

Agriculture Designation

The severance of lots within the Agricultural designation shall be in accordance with the Provincial Planning Statement as amended, the applicable policies of Section 5.3.11 and the following policies:

1. Severance for lot additions and 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 existing or proposed.
2. 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.
3. Severance of an existing agricultural related 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

IMPLEMENTATION

~~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.~~

5.3.11.2 General Consent Policies

1. ~~The Municipality shall support applications to create lots by consent when~~Consent applications will demonstrate that the creation of lots is in conformity with Section 53 of the Planning Act and:
 - i. ~~the scale of development proposed, or the total development potential of the property would not require a plan of subdivision;~~
 - ii. ~~the application represents infilling in an existing built up area;~~
 - iii.ii. ~~the proposed lots are in keeping with the lot area, frontage and density pattern of areis compatible with the surrounding neighbourhood area;~~
 - iv.iii. ~~the creation of lots would not create or worsennot result in undue impacts to traffic, access or servicing; problems;~~
 - iv. ~~the application representsare an orderly and efficient use of land,; and the creation of lots its approval~~
 - v. would not hinder the development of the retained lands;
 - vi. ~~the application does not represent result in strip development; and,~~
 - vii. ~~the application 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. ~~The Municipality may require that the developer provide su~~Supporting information ~~related to addressing matters,~~ such as environmental protection, potable water supply, sewage disposal, road access, design and compatibility ~~to justify the development proposal may be required as part of a consent application.~~
4. ~~Prior to supporting the creation of lots by consent, the~~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. ~~Such development should not adversely affect the finances of the Municipality.~~

IMPLEMENTATION

5. The Municipality may enter into an ~~subdivider's~~ agreement with the owner as a condition of the approval of a consent application. Such agreements shall ensure that the necessary internal or external services are provided by the developer to the specifications established by the Municipality. Such an agreement may include provisions to satisfy conditions established by the Municipality or other commenting agencies. to implement specific recommendations of studies.
6. In addition to the condition of an agreement, the Municipality may request other conditions ~~to~~ be imposed by the Land Division Committee which may include ~~but not be limited to~~ the following:
 - i. An approved zoning by-law amendment or minor variance;
 - ii. A Site Plan Control, in accordance with the Planning Act;
 - iii. dedication-Dedication of land or cash-in-lieu of parkland, in accordance with the Municipality's Parkland By-law, as amended;
 - iv. ~~conveyance~~ Conveyance of land or an easement for utilities, access control or drainage;
 - v. ~~the~~ The construction or upgrading of roads or the installation of drainage facilities;
 - vi. ~~the~~ 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; ~~and/or~~
 - ~~x~~ xi. measures to remediate the property due to hazardous or contaminated conditions in accordance with the Environmental Protection Act, as amended;
 - ~~xi~~ xii. implementation of mitigating measures to ensure compatibility amongst land uses implemented through the Zoning By-law or Site Plan Control, as appropriate; and,
 - ~~xii~~ xiii. the requirement for conducting studies ~~and/or~~ the implementation of any study required to support the development proposal.
7. ~~In addition to the creation of new lots,~~ consents Notwithstanding any other

IMPLEMENTATION

policies of this Plan, consents may be granted for the following purposes:

- i. to correct lot boundaries;
- ii. convey additional land to an adjacent lot, provided the conveyance does not lead to the creation of an undersized lot;
- iii. to clarify title to the land;
- iv. to permit an easement or right-of-way;
- v. a lease or charge/mortgage;
- vi. ~~a severance which results in~~ for the creation of original township lots; and,
- vii. ~~permit a consent~~ for municipal or other government purposes.

5.3.15 Plan of Condominium

5.3.165.3.12

5.3.175.3.13 Part-Lot Control

5.3.185.3.14 Community Improvement

5.3.195.3.15 Source Water Protection Plan

5.3.205.3.16 Land Use Compatibility

5.3.215.3.17 Consultation and Application Requirements

5.3.17.1 Pre-Consultation

5.3.17.255.3.17.1

5.3.17.355.3.17.2 Development Applications: Required Information and Material

5.3.17.455.3.17.3 Development Applications: Additional Studies and Assessments

5.4 Building Code

5.5 Property Maintenance

5.65.5

5.75.6 Environmental Assessment Act

5.8 Local Improvements

5.95.7

5.105.8 Ontario Heritage Act

5.115.9 Public Consultation and a Fair and Timely Process

5.9.1 Public Meetings

5.9.2 Alternative Notification

5.12 Sign By-Law

5.135.10

5.145.11 Cooperation with Adjacent Municipalities

5.155.12 Finance

5.165.13 DEVELOPMENT CHARGES ACT

5.175.14 Delegation of Authority

5.185.15 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.

Agri-food Network:

A system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and

b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural System:

Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on farm buildings and

IMPLEMENTATION

primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

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.

Battery Energy Storage System (BESS):

One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.

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:

IMPLEMENTATION

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

IMPLEMENTATION

Minor:

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

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 and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products, in accordance with the Provincial Planning Statement, as amended.

IMPLEMENTATION

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) parcel of land (e.g. East ½ of Lot 12, Concession 3). ~~There are situations where the lots were originally created having less than 40 hectares or greater than 40 hectares.~~

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

IMPLEMENTATION

businesses, home industries and **on-farm diversified uses** ~~that produce value-added agricultural products from the farm operation on the property.~~

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.

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.

APPENDIX B

PRIVATE ROAD STANDARD

Road Width	-	4 m (13.1 ft)
Shoulder Width	-	1 m (3.3 ft) on both sides
Right-of-way Width	-	flexible but generally no less than 15 m (49 ft)
Brushing Out	-	6 m (19.7 ft) wide and 5 m (16.4 ft) high
Road Slope	-	maximum of 8%
Centre Line Radius	-	not less than 12 m (39.4 ft)

Where the Road is greater than 90 m (295 ft) long there needs to be a turnaround (cul-de-sac or T turn)