

OFFICIAL PLAN

FOR THE

TOWNSHIP OF

CONMEE

CERTIFICATION PAGE

The Conmee Township Plan, having been recommended for repeal by the Conmee Township Planning Advisory Committee, was repealed by By-law No. 592 under Sections 17 and 21 of the Planning Act, 1983 (as amended), on the 13th day of February, 1990.

The Conmee Official Plan, consisting of the attached maps and explanatory text, as recommended by the Conmee Planning Advisory Committee, was adopted by the Council of the Township of Conmee by By-law No. 592 under Sections 17 and 21 of the Planning Act, 1983, as amended, on the 13th day of February, 1990.

[Signature]
Reeve

[Signature]
Clerk

CORPORATE SEAL OF THE
MUNICIPALITY

I, Karen Jacobsen, Clerk of the Corporation of the Township of Conmee, hereby certify that the requirements for the giving of notice, and the holding of at least one public meeting as set out in Section 17(2) of the Planning Act, 1983, as amended, and the giving of notice as set out in subsection 17(8) of the Planning Act, have been complied with.

[Signature]
Clerk

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SECTION 1 - INTRODUCTION, PURPOSE AND OBJECTIVES

1.1. INTRODUCTION

The following text and maps, noted as Schedules A, B, and C shall constitute the Conmee Official Plan. This Plan applies to all lands within the Township Of Conmee.

Conmee is a rural township approximately 25 miles west of the City Of Thunder Bay. The Kaministiquia River forms its eastern boundary. The Marks Moraine is a series of hills running north/south through the Municipality, comprising its major physical feature. Conmee is characterized by rural residential development, small scale agricultural pursuits, and a considerable amount of undeveloped territory in the west. The TransCanada Highway (#11-17) passes through the Municipality north/south providing efficient access to the City Of Thunder Bay.

1.2. PURPOSE

This Plan has been prepared and adopted to accomplish the following purposes:

- a) to provide a clear vision of the Township's future which reflects the aspirations of the residents;
- b) to set goals and policies which will guide the development of the Township;
- c) to guide the actions of the public and private sectors in developing the Township; and,
- d) to guide the actions of groups and individuals responsible for carrying out planning functions in the Township.

1.3. OBJECTIVES

The Following objectives are the ends which the Municipality wishes to achieve:

- a) to maintain a distinctive rural character which provides serenity, privacy and spaciousness;
- b) to create an environment which enhances the physical, social and economic well-being of the residents;
- c) to create an environment which together with neighbouring municipalities, provides a variety of choice to both people and economic activity;
- d) to use the natural resources and the natural amenities of the Township to the benefit of existing and future residents;
- e) to develop a land use pattern which is orderly, economic and efficient;
- f) to develop a roads system which is convenient, safe and

economic;

g) to provide a level of services appropriate to the needs of rural life;

h) to maintain a healthy financial position for the Municipality; and,

i) to encourage a moderate rate of population growth to accommodate new residents without disrupting the character of the Township, or burdening the services and facilities of the Municipality.

MODIFICATION

NO. 1
UNDER SECTION 17(1) OF
THE PLANNING ACT,

SECTION 2 - GENERAL LAND USE POLICIES

The following land use policies apply to all land use designations unless otherwise specifically stated.

2.1 LAND USE DESIGNATIONS

The designation of land for a particular use in this Plan only indicates that the land so designated may be considered for the designated use subject to the more detailed criteria in this Plan and other legislation such as The Planning Act. There is no guarantee that any individual lot may be used for any use permitted by the policies of this Plan.

2.2 AGRICULTURAL CODE OF PRACTICE

All new development shall comply with the Agricultural Code Of Practice.

2.3 MOBILE HOMES

a) A mobile home may be permitted as a single detached dwelling which constitutes the principal or an accessory use of the lot on which it is located, in any zone in which a single detached dwelling is permitted.

b) New mobile home parks shall not be allowed in any designation in Conmee as the density and servicing requirements are not compatible with the desired rural environment.

c) Notwithstanding Section 3.3, the Spruce Grove Mobile Home Park shall be a permitted use with a maximum of thirty (30) mobile home units. The Park shall be recognized by the zoning by-law in a separate mobile home park zone in which:

- permitted uses include a mobile home located on a mobile home site within an existing mobile home park, a home occupation, and accessory uses;
- the minimum distance between building and structures in the mobile home park zone, and public roads and lots in other zones shall be 10 metres;
- a minimum of 5% of the mobile home park shall be dedicated as common parkland; and,
- each mobile home shall be allocated a site not less than 1000 square metres in area.

The Park shall be designed and maintained in such a manner as to provide adequate parking, buffering and landscaping. Communal water and sewage facilities must be operated to the satisfaction of the Ministry Of Environment ~~or its designate.~~ ^{MODIFICATION}

2.4 AREAS OF USE LIMITATION

Areas of Use Limitation are those lands which because of their sensitivity toward most land uses would, if developed upon, have inherent environmental hazards such as flood susceptibility,

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erosion susceptibility, instability or any other physical condition which would be severe enough to pose risk of loss of life, property damage and social disruption. The delineation of Areas Of Use Limitation on Schedule "A" is based on a combination of air photo interpretation and field examination. In the absence of more detailed and engineered hazard land mapping, the lands shown as Areas Of Use Limitation on Schedule "A" shall be subject to the development constraints of this section and zoned accordingly in the zoning by-law. An amendment to this plan will not be required for relief from the development constraints of this section. Where relief is granted, the underlying land use designation indicated on Schedule "A" shall apply and the zoning by-law shall be amended accordingly. Council shall amend the official plan and the implementing zoning by-law to incorporate more detailed hazard land mapping when it becomes available.

2.4.1. Uses Permitted

The uses permitted in Areas Of Use Limitation shall be limited to agriculture, conservation, forestry, wildlife management areas, public or private parks, golf courses, other outdoor recreational uses, and public works which, by their nature, must be located in Areas Of Use Limitation.

2.4.2. Buildings And Fill

No buildings or structures shall be permitted in areas shown as Areas Of Use Limitation except where such are intended for flood or erosion control or are normally associated with the water protection works or bank stabilization projects and are approved by the Council in consultation with the Lakehead Region Conservation Authority and the Ministry Of Natural Resources.

2.4.3. Land Dedication Under The Planning Act

Where development or redevelopment is proposed in an area, part of which is in an Area Of Use Limitation, such lands may or may not be acceptable as part of the dedication for park purposes under the Planning Act. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.

2.4.4. Setbacks And Lotlines

Building setbacks will be imposed from the margins of the Areas Of Use Limitation in relation to the severity of the existing and potential environmental hazards.

2.4.5. Relief From Development Constraints

As provided in Sections 2.4. and 6.1. of this plan, an amendment to the official plan will not be required to relieve lands from the development constraints policies within the Area of Use Limitation, providing relief from these development constraints is deemed to be suitable to Council after consultation with the Lakehead Region Conservation Authority and the Ministry Of Natural Resources. Requests for relief from the Area Of Use Limitation development constraints will be given consideration after taking into account:

- i) the existing hazards;
- ii) the potential impacts of these hazards;
- iii) the proposed methods by which impacts may be overcome in a manner acceptable to the Ministry Of Natural resources, the Lakehead Region Conservation Authority and Council; and,
- iv) the costs and benefits in monetary terms of any engineering works and/or resource management practices needed to overcome these impacts.

There is no public obligation, however, either to remove lands from the Areas Of Use Limitation or to purchase any area shown as an Area Of Use Limitation, particularly if the environmental hazard would be difficult or costly to overcome.

2.4.6. Zoning By-Law

Areas Of Use Limitation shall be zoned in a separate classification in the implementing zoning by-law. Copies of all by-laws dealing with or affecting Areas Of Use Limitation shall be sent to the Lakehead Regional Conservation Authority and the Ministry Of Natural Resources for comment.

All buildings and structures existing at the date of adoption of this plan, may be zoned in a zoning category in accordance with their existing use. Enlargements, extensions and reconstruction of existing uses recognized in the zoning by-law may be granted providing the comments of the Lakehead Region Conservation Authority and the Ministry Of Natural Resources are considered.

2.4.7. Existing Non-Conforming Uses

The expansion of existing non-conforming uses in Areas Of Use Limitation shall be discouraged.

2.5 MINERAL AGGREGATE

2.5.1. Areas Of Mineral Aggregate Potential

Schedule "B" indicates significant potential mineral aggregate resource areas which are not land use designations, but are provided for purposes of indicating geological information only. Any changes to these areas shall occur by amendment to this Plan.

No indication or any particulars on Schedule "B" shall entitle the owner to make use of the land for extractive purposes and such indication shall not bind the Council to pass the necessary amendment to the zoning by-law to allow mineral aggregate extraction.

It is the intent of this Plan to protect the option of mineral aggregate extraction within areas of significant potential mineral aggregate resources. However the Council may allow non-aggregate development within these areas provided that Council has regard for Schedule "B" and

- extraction would not be feasible, or
- the proposed land use or development will not preclude or significantly hinder future extraction, or
- the proposed land use or development serves a greater long-term interest of the general public than does aggregate extraction.

In considering the prospect of non-aggregate uses in areas of significant mineral aggregate potential, Council will take into account the following criteria:

- the necessity of the land in comparison to the value of the mineral aggregate deposit, taking into account the extent type and quality of areas of mineral aggregate resources in the municipality;
- the reason for the choice of location and an appraisal of alternative locations for the non-aggregate land use on non-aggregate lands;
- the feasibility of sequential land use in which the mineral aggregate is removed prior to the propose use;
- the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area;
- whether or not the mineral aggregate has been extracted or further studies have indicated that the aggregate resource on the specific site is not economically viable; and,
- whether or not existing, adjacent uses are incompatible and may make future extraction impossible.

This shall not prevent the issuance of building permits for existing lots of record created on or before the date of adoption of this Plan. The division of land by consent may be permitted provided that the consent-granting authority has regard for Schedule "B" and the policies of this section.

New mineral aggregate extraction shall conform to the policies outlined in Section 3.3.6. and the provisions of the zoning by-law. New pits may be permitted only through site-specific amendment to the Zoning By-law.

It is the intent of Council to recognize legally existing pits and quarries provided that they are not depleted and are compatible with surrounding development. Existing pits which meet these conditions will be recognized as a conforming use in a separate zone of the Zoning By-law. Land uses which are incompatible with mineral aggregate extraction will not be permitted on the sites of existing pits, and will be discouraged on lands adjacent to these sites. ← MODIFICATION

2.5.2. Wayside Pits & Quarries

i) 'Wayside pit' or 'wayside quarry' means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

ii) Wayside pits and quarries shall be permitted throughout the Municipality without requiring an amendment to this Plan or the Zoning By-Law except:

- in existing built-up areas,
- ~~within 120 metres of an existing residential lot,~~
- where severe environmental disruption will occur.

iii) No excavation shall be permitted within 30 metres of a public road allowance or 40 metres from the centre line of a common road unless a progressive rehabilitation program to restore that distance has been reviewed by the Ministry Of Natural Resources and approved by the Ministry Of Transportation.

NO. 5
UNDER SECTION 51
THE PLANNING ACT

NO. 6
UNDER SECTION 51
THE PLANNING ACT

NO. 7
UNDER SECTION 51
THE PLANNING ACT

~~iv) A buffer of trees or a berm shall be maintained to screen the wayside pits and quarries from the road or adjacent properties.~~

v) The opening of wayside pits and quarries shall be permitted provided that the Municipality is given at least one month's notice and an opportunity to express concern (including their effects on the water supply of existing uses) regarding their opening through discussions with the relevant Ministries or by a written response. ~~Before a permit is issued by the Ministry of Transportation, discussion should take place with the Municipality on the wayside pit application on those pits and quarries where municipal concern was expressed.~~

vi) The Municipality shall encourage that wayside pits and quarries are rehabilitated to the Ministry of Transportation standards.

2.5.3. Redevelopment Of Pits & Quarries

No pit or quarry shall be zoned to allow a new use until Council is satisfied that the site will be properly rehabilitated to accommodate the new use taking into account, but not limited to, stabilization of banks, grading, fill, drainage, revegetation and access.

2.6 LAND DIVISION POLICY

The policies outlined in this section of the Plan shall be adhered to by the Council of Conmee, the Consent Granting Authority for the Township, and any other body which may influence the creation of lots in the Township.

The division of land in Conmee shall take place primarily by consent. Plans of subdivision shall not be allowed as the Municipality wishes to maintain the low density rural character of the Township, and the Municipality does not wish to undertake the administrative burdens normally required to process plans of subdivision.

2.6.1. Consents

Consents which are not premature may be granted where appropriate, taking into consideration the following policies which apply to all land use designations, in addition to the policies for the Rural designation:

i) Application

The applicant for the consent must submit an application form and the required number of copies completed to the satisfaction of the Secretary of the Consent Granting Authority. The application and each copy shall be accompanied by a plan which is drawn to approximate scale and which shows:

- the retained and severed lots,
- the existing and proposed location of all buildings and structures,

- any existing water supply and sewage disposal system,
- all existing or proposed roads and road allowances,
- all separation distances between farm buildings and residences, and
- all abutting lands owned by the applicant.

ii) Access

In accordance with Section 4.1.2, all lots resulting from a consent application shall have direct access to a provincial highway, an open township road, or a minor extension to an open municipal road, approved by Council. No consent shall be granted which will likely create a traffic hazard due to the proximity of an intersection, or limited sight lines on a curve or hill.

iii) Soil, Water & Drainage

The Consent Granting Authority may require evidence from the applicant that all lots resulting from a consent application have soil, water and drainage conditions suitable to permit the proper siting of buildings, an adequate supply of potable water and the proper installation of a sewage disposal system, with the exception of those cases where no development requiring the above facilities exists or is proposed. The suitability of proposed lots to support a sewage treatment system will be determined by the Ministry of Environment or its designate. There must be evidence of an available potable water supply and conditions suitable for the installation of a private sewage disposal system for each new lot proposed for residential development.

iv) Compatibility With Surrounding Uses

Consents should be discouraged where the use of proposed lots would conflict with existing nearby uses, particularly in the cases of poultry and livestock operations, waste disposal sites, (Refer to Section 3.3.8 for conditions under which approval would be granted), heavy industry and other noisy or malodorous activity. Consents should not adversely affect the future development of abutting property. Severences for residential, recreational, or institutional uses may be permitted adjacent to an existing pit or quarry only when a suitable building site for the residential building(s) has been located on the proposed lot at least 90 metres from the boundaryline shared by the proposed lot and the lot on which the pit or quarry is located.

v) Lot Size

The area, frontage and depth of lots shall be suitable to the use proposed and, where possible, consistent with adjacent development. for residential lots, the ratio of lot frontage to lot depth should be approximately one to three (1:3) unless the location of surrounding land uses, lot lines, right-of-way, watercourses, or other physical features make a greater ratio more appropriate; however, the frontage-to-depth ratio should not exceed one to five (1:5) except for specific design or development reasons. The severed and retained parcels must be in conformity with the zoning by-law.

vi) Impact on Municipal Services

Land uses proposed as a result of the consent must be

capable of being adequately serviced without undue burden on Township finances or services.

vii) Special Purpose Severences

Notwithstanding the policies of this section, severences may be permitted for the following technical purposes provided that all lots resulting from the severence conform to the zoning by-law:

- boundary corrections or adjustments
- lot enlargements
- discharge of mortgage when the use of the land does not change and is in conformity with the lot requirements in the zoning by-law
- road widenings and road allowances
- easements.

Severences for boundary adjustments and lot enlargements may also be permitted notwithstanding the fact that all lots resulting from the severence do not conform to the zoning by-law provided that

- the intensity or density of use of the lots affected cannot thereby be increased,
- the requirements of the zoning by-law are not thereby further compromised, and
- relief is secured from the normal requirements of the zoning by-law through an amendment or authorization under Section 44 of the Planning Act, as a condition of consent.

viii) Conditions Of Consent

The following may be made conditions of consent approval by the Consent Granting Authority:

- that any land necessary for road allowances, road widenings or easements, be dedicated to the municipality
- that the zoning by-law be amended if required
- that the applicant enter into an agreement with the municipality to construct or improve any road to a standard satisfactory to the municipality or perform any other work made necessary by the consent, to the satisfaction of the municipality
- that the severed land be consolidated with abutting lands
- that access be granted by the Ministry of Transportation for severence on a provincial highway, and that the Ministry Of Transportation indicate its willingness to issue a building permit for the proposed use where construction is proposed within the zoning controls of that Ministry
- that the Ministry of Environment report that all lots with proposed uses that will require a sewage treatment system have an area suitable for the installation and operation of an appropriate system
- any other condition that the Consent Granting Authority has the delegated authority to apply.

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ix) Number of Severences Allowed

Severences are allowed provided that in all cases:

- a lot that was separately transferable under the Planning Act as of August 25, 1975 is not thereafter subdivided by consent into more than four (4) parcels,

except for the purpose of boundary adjustment, partial discharge of mortgage, easements and rights-of-way:

- notwithstanding the above paragraph, additional lots may be created by consent from a lot that was separately transferable under the Planning Act as at August 25, 1975 provided:
 - that the provisions of Section 2.6.1 (i) through (viii) are satisfied, and
 - that the proposed lot would require no increase or upgrading of municipal services or facilities;
- the potential for additional lots in conformity with this section shall remain with the retained parcel unless the retained parcel cannot be severed under the existing provisions of the Plan and zoning by-law.

x) New Residential Lots On Agricultural Lands

Severences which create new residential lots shall not be permitted in an area of existing and active farm units which has good agricultural land (C.L.I. 1-4) in large parcels with potential for farm purposes, unless the severence is for:

- a full time employee on a farm, or,
- a retirement parcel for a farmer;

2.7. ELECTRIC POWER FACILITIES

All existing electric power facilities and the development of any new electric power facilities, that operate at 50 kilovolts and above or facilities that transform from above 50 kilovolts to less than 50 kilovolts, including all works as defined in the Power Corporation Act, (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to the Plan provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Ontario Hydro shall be required to consult with the municipality regarding the location of new transformer stations. Private sector undertakings of electric power facilities are not subject to the Environmental Assessment Act.

Other electric power facilities, including buildings and facilities not used directly for the generation and supply of power shall comply with the other provisions of this Plan and the implementing zoning by-law.

The above policies, however, do not preclude the municipality's right to participate in discussions on the location criteria of new electric power facilities.

2.8. SITE PLAN CONTROL

~~For the purposes of Section 40 of the Planning Act, the following land uses are included in a Proposed Site Plan Control Area:~~

- gravel pits and quarries, other than wayside pits and quarries.

Should major industrial, commercial or institutional uses, which

are not permitted in the Rural designation, be proposed through an amendment to this Plan, it is the intent of Council that these proposed uses be included in a proposed site plan control area.

The objectives which the Municipality wishes to achieve in the exercise of site plan control are:

- to maintain in the Township a distinctive rural character which provides serenity, privacy and spaciousness,
- to ensure safety and efficiency of vehicular and pedestrian access,
- to minimize land use incompatibility between new and existing development,
- to provide functional and attractive on-site facilities such as landscaping and lighting,
- to control the placement and provision of required services such as driveways, parking and loading facilities,
- to secure easements or grading and alterations necessary to provide for public utilities and site drainage, and,
- to ensure that the development proposed is built and maintained as approved by Council.

Policies regarding the implementation of site plan control are contained in Section 5.4.1. of this Plan.

2.9. AREAS OF NATURAL AND SCIENTIFIC INTEREST

Areas of Natural and Scientific Interest (ANSI's) are defined as "areas of land and water containing natural landscapes or features which have been identified by the Ministry of Natural Resources as having values related to natural heritage appreciation, scientific study, public education, or aesthetic value".

Within Conmee Township, a portion of the Marks Moraine south of Mokomon Station has been identified as an ANSI, and is located in Schedule 'C'. Prior to approving any development on this site Council will confer with the Ministry Of Natural Resources to identify the means by which development can be accommodated while affording the maximum protection of natural and scientific values.

2.10 TEMPORARY USES

Pursuant to section 38 of the Planning Act, Council may pass zoning by-laws to authorize the temporary use of land, buildings or structures for purposes otherwise prohibited by the comprehensive zoning by-law. Temporary zoning by-laws are intended for authorizing only those uses that would conform with the long term intent of the Official Plan. Temporary By-Laws may be considered only for land uses that are clearly of an interim nature, and that will have the effect of permitting a use or uses not permitted by the normal requirements of the Comprehensive Zoning By-Law.

2.11 PARKLAND DEDICATION

Considering the extensive, rural nature of development in the

Township, the accumulation of parkland for the use of residents and visitors to the Township is not considered a priority at this time. As such Council will not require parkland dedications or cash-in-lieu of parkland, in association with the development, redevelopment and the division of land.

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2.12 GROUP HOMES

A Group Home is defined as a single housekeeping unit in a residential dwelling in which three to ten persons (excluding supervisory staff or the receiving family) live as a family under responsible supervision consistent with the particular requirements of its residents. The home is licensed under provincial statutes ~~that provide for group living arrangements by those who require it by virtue of their emotional, mental, social or physical condition.~~

~~Group homes may be permitted in the Rural Zone through a site specific amendment to the zoning by-law, and subject to the same provisions as a lodging house offering room and board.~~

In order to prevent an undue concentration of group homes in specific areas of the Municipality, standards requiring minimum distances between these facilities will be incorporated in the zoning by-law.

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2.13 COMMUNAL HOUSING FOR SENIOR CITIZENS

The proportion of Conmee residents who are in their retirement years is expected to approximately double between 1981 and 2021. Elderly people can benefit considerably from living in close association with one another and their families. Shared accomodation can enhance social contacts, increase security by providing assistance when it is needed, and decrease the cost of living. Shared accommodation in Conmee can eliminate the need for Conmee residents to adjust to the more urban lifestyle of institutions for the elderly, and diminish the costs that would otherwise accrue to society of caring for senior citizens in an institutional setting.

The elderly can derive these benefits by sharing their private living space with other members of their immediate or extended family or with other senior citizens. For those who wish to remain the sole occupant of their own dwelling unit, the ideal solution may be to place a second dwelling on the rural lot they occupy.

It is the intent of Council to provide for these needs subject to the conditions that:

- the goals of this Plan, particularly those addressing the style and density of development in the municipality are respected;
- associated structural improvements be suitable for subsequent use or are easily removed from the property; and,
- authorizations for associated improvements be temporary whenever possible.

For the purposes of this policy, a second dwelling may be

temporarily located on rural residential lots in the Rural Zone provided that:

- the second dwelling on a lot may only be a mobile home. For the purposes of this policy, mobile home is defined as "a dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer".
- mobile homes located as a second dwelling on a lot may not be placed on a permanent foundation.
- a second dwelling may be located only on a lot which would meet all the normal requirements of the zoning by-law, once the second dwelling has been located on the lot, with the exception that a second dwelling is permitted on one lot.
- a second dwelling may be authorized only through a site specific temporary zoning by-law passed pursuant to Sections 34 and 38 of the Planning Act. The provisions of the Rural Zone in the comprehensive zoning by-law shall not permit this use.
- authorizing temporary zoning by-laws may be passed for whatever period (up to three years) the second dwelling is projected to be required for a purpose consistent with this policy section.

Upon the expiry of an authorizing temporary zoning by-law, it shall be the responsibility of the property owner to remove temporarily permitted uses from his land to ensure its conformity with the requirements of the comprehensive zoning by-law.

As an alternative to locating a mobile home as a second dwelling on a lot, an additional dwelling unit may be added to an existing single detached dwelling provided that:

- such additional dwelling units may be permitted only in the Rural Zone.
- the additional dwelling unit must be structurally joined with the existing dwelling such that they share a common main wall.
- the floor space of the additional dwelling unit may not comprise more than 35% of the total combined floor space of the original and additional dwelling units.
- a second dwelling unit may be added to an existing single detached dwelling only on a lot that will meet all of the normal requirements of the zoning by-law once the second dwelling unit has been added, except that a second dwelling unit is permitted on one lot.
- a second dwelling unit may be authorized only through a site specific amendment to the zoning by-law which provides for an exception to the normal requirements of the by-law.

Where additional dwellings or dwelling units are proposed, the existing sewage disposal system on the property must be capable of treating the resulting additional effluent, or suitable lands must be available either for the expansion of the existing sewage treatment system or for the installation of an additional system consistent with the requirements of the Ministry Of Environment.

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SECTION 3 - LAND USE POLICIES FOR THE RURAL DESIGNATION

The Council of Conmee wishes to protect the rural character of the Township. Large areas of the Township are not entirely suited to any one use but have a variety of potential for resource and non-resource uses. It is not realistic to attempt to precisely define where these uses may best occur. A general rural area in which these uses can be accommodated in accordance with specific policies and through zoning amendments would allow flexibility in determining appropriate uses of land.

3.1. DEFINITION

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The "Rural" designation of land shall be a low density, multi-purpose area in which a variety of land uses may be accommodated in a compatible manner. Resource uses such as agriculture, forestry, mineral extraction as well as non-resource uses such as rural residential, commercial, industrial, institutional, and recreational uses may be permitted in the "Rural" designation in accordance with specific policies in this Plan. In addition, sanitary landfill sites operated by the Municipality are permitted in accordance with Section 4.4.

Lands designated as "Rural" are shown in the Land Use Plan (Schedule "A").

3.2. GOALS

The goals which the Municipality wishes to achieve in the "Rural" designation are:

- i) to maintain a low-density rural character,
- ii) to promote an environment where the privacy and serenity of rural living can be enjoyed,
- iii) to provide flexibility by permitting a variety of land uses,
- iv) to allow the development of natural resources and economic activities in a manner compatible with other land uses,
- v) to reduce the amount of ribbon residential development occurring on provincial highways,
- vi) to protect existing agricultural operations from incompatible land uses and protect their future viability.

3.3. LAND USE POLICIES

To achieve the foregoing goals, the following policies are adopted:

3.3.1. Compatibility

While land in the "Rural" designation may be developed for a

variety of uses, consideration shall be given to ensure that development is compatible with surrounding land uses and the potential of the land before any approval is given.

3.3.2. Agricultural Uses

Agricultural uses may be permitted in the "Rural" designation in accordance with the "Agricultural Code of Practice".

3.3.3. Rural Residential Uses

It is the objective of Council to encourage a broad range of affordable rural housing by type and form in keeping with the social and economic requirements of the region as a whole.

Towards the provision of affordable housing, Council will

- consider small dwelling units and government-sponsored housing,
- monitor the supply and demand of building lots and housing within the Municipality, making this information available to potential developers,
- provide for sharing of a dwelling by all households operating as a single housekeeping unit,
- permitting accessory apartments in association with commercial uses,
- permitting rooming, boarding and lodging houses within the Rural designation through a site specific amendment to the zoning by-law, and
- consistent with the policies of Section 2.13, either
 - permit the conversion of an existing single detached dwelling to include an additional secondary dwelling unit, or,
 - the temporary location of a mobile home ^{as a granny} ~~flat~~ on a lot with an existing single ^{attached} family dwelling.

garden suite →

A limited number of rural residential uses may be allowed in the "Rural" designation on existing lots of record and through consents in accordance with the consent policies of this Plan, provided that:

- i) in accordance with Section 4.1.2., all rural residences shall have direct access to a provincial highway, an open township road, or a minor extension to an open municipal road approved by Council (easements are not considered a direct access).
- ii) dwellings be located at least 90 metres from a lotline shared with a pit or quarry use, except where the size of an existing lot makes it impossible to do so. *(suitability or specific existing conditions)*

3.3.4. Commercial and Industrial Uses

Only local commercial and industrial uses of a small scale, together with accessory dwellings may be permitted in the "Rural" designation in accordance with the following:

- i) buffering is to be provided where a commercial or industrial use abuts a residential or recreational use. A

buffer consisting of a land use, building, structure or feature compatible with the residential or recreational use must be established for a width of 35 metres in the case of a commercial use and 45 metres in the case of an industrial use. These buffers must be located on the lot that supports the commercial or industrial use, extending from the lotline shared with the residential or recreational use.

- ii) the amenity of the rural area is protected,
- iii) any commercial or industrial use requires an amendment to the zoning by-law,
- iv) adequate parking and buffering is required,
- v) any accessory dwelling shall conform to the zoning by-law,
- vi) access should not create or generate conditions that are considered to be hazardous to traffic movement on the surrounding road network.

NO. 27
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NO. 28
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NO. 29
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3.3.5. Institutional Uses

Only small scale institutional uses which provide local public services such as schools, municipal garages, municipal offices, public recreation and cemeteries may be permitted in accordance with the following:

- i) adequate parking is provided,
- ii) adequate buffering is provided where necessary,
- iii) an amendment to the zoning by-law is required.
- iv) residential buildings must be located at least 90 metres from a lotline shared with a pit or quarry use.

3.3.6. Pits and Quarries

Pits and quarries may be permitted in the "Rural" designation provided that:

- i) they do not interfere with existing farm operations,
- ii) they do not constitute a major nuisance to surrounding residences,
- iii) adequate buffering is provided where required, including a ~~50 metre setback from watercourses~~,
- iv) in applying for a zoning amendment the applicants provide in support the following information:
 - the true shape, topography, contours, dimensions acreage and location of the property to be developed as well as the extent of any abutting property owned by the developer,
 - the existing use of all ^{lot} land, and the location and use of all buildings and structures lying within a distance of 300 metres from the land that is to be the subject of the extraction operation,
 - existing and anticipated final grades of excavation as well as excavation setbacks,
 - location of proposed buildings, machinery, and other uses of land (where possible),
 - drainage provisions,
 - the location and dimensions of all entrances and

MODIFICATION

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exits,
- the location and nature of proposed buffering, where required.

v) Prior to rezoning the developer shall be required to enter into an agreement with the Municipality and the agreement is to include but is not limited to:

- arrangements for the rehabilitation of the site,
- the posting of a performance bond, a letter of credit or other financial security acceptable to the Municipality to ensure that the rehabilitation is accomplished,
- haulage routes,
- the provision of buffering or screening,
- assurances that polluted water from washing or screening is not discharged into any creek or watercourse,
- timing of blasting operations,
- protection of the water table.

vi) the Ministry of Environment is satisfied as to the water supply, disposal of liquid wastes, pumping operations and the control of air pollution.

vii) the zoning by-law shall specify separation distances between pit and quarry operations and ~~commercial, landuses as well as from~~ abutting properties and road allowances. No pit or quarry may be established or operated

- within 120 metres of residential buildings associated with a residential, recreational or institutional use, or,

~~within 105 metres of a lot that could be developed for residential, recreational, or institutional use.~~

viii) an amendment to the zoning by-law is required.

ix) in applying for a zoning amendment, the applicant provides an operations report indicating the following:

- procedures of extraction,
- hours and days of operation,
- total days of employees at site,
- list of major equipment being operated at the site,
- estimated maximum and average number of full load truck trips daily,
- estimated frequency of blasting operations,
- estimated lifespan of reserve.

~~x) pursuant to Section 40 of the Planning Act, Council will require as a condition of the development or redevelopment of a pit or quarry, that the proponent submit a site plan consistent with the policies of Sections 2.8. and 5.4.1. of this Plan.~~

xi) Council may pass by-laws pursuant to section 210 (138) of the Municipal Act for regulating the operation of pits and quarries, and for requiring the owners of pits and quarries that are located within a specified distance from a road, and that have not been in operation for a period of twelve consecutive months to level and grade the floors and sides of the quarry and such area beyond their edge or rim as is specified in the by-law so that they will not be

MODIFICATION

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dangerous or unsightly to the public.

3.3.7. Forestry Uses

The management and harvesting of trees may be allowed in the 'Rural' designation. Small scale processing of forest products, such as portable sawmill operations, are allowed in the 'Rural' area without amendment to the zoning by-law provided that no equipment or machinery is located:

- i) within 120 metres of a building used for residential, recreational, institutional or commercial purposes;
- ii) within 30 metres of an adjoining property;
- iii) within 30 metres of any road or road allowance.

3.3.8. Waste Disposal Sites

Notwithstanding the policies of sections 3.3.1. to 3.3.7. inclusive, development shall be prohibited on the abandoned waste disposal site on part of Township Lot 2, Concession 5, or any other abandoned waste disposal site within the Township.

No land use may take place within 30 metres of the perimeter of a sanitary landfill site. Development may be permitted within 500 metres of the perimeter of a sanitary landfill site only after consideration of the presence and impact of any adverse environmental effects and necessary remedial measures. This to be done at owners expense.

3.3.9. Home Industries & Home Occupations

A range of industrial and commercial types of uses may be permitted in residences, farm buildings and accessory buildings, provided these uses remain clearly accessory to the principal use of the property permitted by the zoning by-law. These home industries and home occupations are considered valid means by which new enterprises may be initiated, small-scale services may be brought to the rural area, primary incomes may be supplemented, and commuting distances from home to employment may be lessened. Home industries and home occupations may be permitted only where they do not adversely impact on the enjoyment of surrounding properties, the provision of municipal services, and the quality of the environment.

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SECTION 4 - COMMUNITY SERVICES & FACILITIES

4.1 TRANSPORTATION

The Council of Conmee would like to maintain a safe and efficient road system for the movement of people and goods throughout the Township and to and from abutting municipalities.

The overall road system in Conmee should be consistent with the road systems in abutting municipalities.

The road system should be adequate to safely serve the Township but should not be extended or developed to a standard which would result in a burden on Conmee taxpayers.

4.1.1. Roads Classification

The classification of roads in Conmee as shown on Schedule "A" of this Plan is as follows:

i) Provincial Highways

This designation applies to all numbered provincial highways under the jurisdiction of the Ministry Of Transportation.

The primary purpose of provincial highways is to move people and goods between major centres. Access to provincial highways is limited to allow a variety of provincial highway classifications which have different access restrictions relating to severences.

Service roads for new commercial and industrial development may be permitted along certain provincial highways to reduce the number of access points.

ii) Township Roads

This designation applies to open public highways under the jurisdiction of the Municipality of Conmee which are primarily used to facilitate local traffic and residential development.

Direct access will normally be allowed on all Township Roads from all lots. The minimum right-of-way should be 20 metres.

4.1.2. New Roads

The Municipality will not normally approve, construct, accept or maintain new roads which only accommodate the creation of residential lots, except that reasonable extensions to existing dead-end roads may be allowed. When municipal roads are constructed or extended as a condition of development, it shall be the responsibility of the developer to acquire (if necessary)

the land on which the road is to be located, construct the road to the standards of full funding support by the Ministry of Transportation, and dedicate the constructed road to the Municipality.

New provincial or public highways shall, wherever possible:

- be compatible with the existing road system, and
- attempt to minimize disruption to residents of the Township.



4.2 WATER SUPPLY

The major source of water in Conmee is private wells. This source of water appears to be adequate at this time. It is intended that lot sizes be sufficiently large to ensure that private wells remain the main source of water in all areas of the Municipality.

4.3. SEWAGE DISPOSAL

Individual septic tank and tile field systems are the primary means of sewage disposal in the Township.

Communal sewage systems shall not be permitted in Conmee. The policies of this Plan are intended to ensure that lot sizes and conditions are adequate to allow the safe and efficient operation of individual septic tank and tile field systems.

All sewage disposal systems must be approved by the Ministry of Environment or its designate.

4.4. SOLID AND LIQUID WASTE DISPOSAL

The Municipality operates a sanitary landfill site on Lot D / Concession 1. This site and any future sanitary landfill sites shall receive a special classification in the zoning by-law. Any new sanitary landfill site shall require an amendment to this Plan. The review and approval of this amendment shall be coordinated with environmental approvals required under the mandate of the Ministry Of Environment. The by-law should contain provisions regulating the separation between the landfill site and various development, roads and watercourses.

The present sanitary landfill site has a projected lifespan of no more than five (5) years. The Municipality has for two years been in negotiation with the Ministries of Environment and Natural Resources to identify a location for a new landfill site. In respect for the length of the planning and approval process for establishing a new landfill operation, the Municipality will make efforts to accelerate the location, planning and design of the new site.

In developing any future landfill sites or hauled sewage systems, the Municipality shall consult with the Ministry of Environment. Future landfill sites and hauled sewage sites shall be reasonably accessible to residents of the Township and shall:

- a) avoid areas of high groundwater,
- b) maintain an adequate separation from all development,
- c) avoid pollution of watercourses.

4.5. RECREATIONAL LANDS

In keeping with the extensive development and rural nature of Conmee Township, Council does not presently place a priority on the acquisition and development of parkland for the recreational use of residents and tourists. Council will however endeavour to ensure that lands owned by the Municipality which are suitable for recreation retain their scenic and natural values, and are maintained in a state that facilitates their accessibility and use for extensive styles of recreation.

SECTION 5 - IMPLEMENTATION

This Plan represents the goals and policies which the Township of Connee wishes to follow in building its future. Council, to the degree that it is empowered, shall ensure that all actions, public and private, conform to the spirit and intent of this Plan. Private interests shall be bound by the policies of this Plan through the zoning by-law and other implementing by-laws.

5.1 COMMITTEES APPOINTED BY COUNCIL

5.1.1 Planning Advisory Committee

The Council of the Township Of Connee shall appoint a Planning Advisory Committee (pursuant to Section 8 of the Planning Act) to provide advice on community planning matters to Council. When so directed by Council, it shall be the responsibility of the Committee to

- i) review and make recommendations to Council concerning the Official Plan and amendments thereto,
- ii) review and make recommendations to Council regarding the zoning by-law and amendments thhereto,
- iii) to develop planning policies and procedures for recommendation to Council,
- iv) review and make recommendations to Council regarding proposed developments and redevelopments,
- v) review and make recommendations to Council regarding land division proposals, and
- vi) evaluate and recommend to Council regarding other issues and initiatives that may from time to time be referred to the Committee by Council.

5.1.2 Committee Of Adjustment

The Council of the Township of Connee may appoint a Committee of Ajustment under Section 43 of the Planning Act. This Committee shall have the responsibility to deal with applications for minor variance and other authorizations under Secton 44 of the Planning Act. The Committee of Adjustment shall not be responsible for the granting of consents in the Township.

5.2 IMPLEMENTING BY-LAWS

Pursuant to Section 24 of the Planning Act, no by-law shall be passed for any purpose that does not conform with the Official Plan.

5.2.1. Zoning By-Laws

The policies of this Plan and all land use designations shall be implemented through the zoning by-law.

It is intended that the zoning by-law be kept in conformity with this Plan through timely amendments that correspond to revisions to the Official Plan. The by-law shall zone lands in accordance with the policies contained in this Plan. Any land use designation may have more than one zone which further restrict the uses permitted.

No provision of this Plan shall be deemed to require the Council to immediately zone any lands in order to permit immediate development of such lands for their designated use. Some of the areas designated for particular uses in this Plan may be zoned for rural uses pending their being zoned for their designated use at such time as Council is satisfied that they can be adequately serviced, they are not premature and the zoning is in the public interest.

5.2.2 By-Laws Under The Municipal Act

By-laws passed under the Municipal Act, as amended, regulating and controlling such uses as automobile wrecking yards, gravel pits, trailers and signs shall conform to the provisions of this Plan.

5.2.3 Tariff Of Planning Fees By-Law

Pursuant to Section 68 of the Planning Act, Council shall adopt a by-law prescribing a tariff of fees for applications made in respect of planning matters.

5.3 LAND DIVISION

5.3.1 Consents

Consents in the Township of Conmee are administered by the Lakehead Rural Planning Board. The Consent Granting Authority shall make its decisions in conformity with this Plan, the zoning by-law and relevant legislation.

5.3.2 Agreements

The Municipality may require developers to enter into agreements, pursuant to Section 52 of the Planning Act which shall be registered against the title of the subject lands and which may include such matters as road construction and improvement, services, dedication of land for public purposes for road widenings and easements, drainage, grading and landscaping or other matters reasonable relating to the development of the subject lands.

5.4 DEVELOPMENT CONTROL

5.4.1 Site Plan Control

Council may, by by-law, designate the whole or any part of the Proposed Site Plan Control Area described in Section 2.8 of this Plan as a Site Plan Control Area.

For the purposes of this Section of the Plan, 'development' is defined as "the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more mobile homes as defined in clause 45(1)(a) of the Planning Act.

No development shall take place in a Site Plan Control Area unless Council has approved the plans and drawings required under Section 40(4) of that same Act. As a condition of the approval of these plans and drawings, the Municipality may require the owner of the land to:

- a) provide to the satisfaction of and at no expense to the Municipality any or all of the following:
 - facilities to provide access to and from the land such as access ramps and curbing and traffic congestion signs,
 - off-street vehicular loading and parking facilities, access driveways, driveways for emergency vehicles, and the surfacing of such areas and driveways,
 - walkways and walkway ramps, including the resurfacing thereof, and all other means of pedestrian access,
 - facilities for the lighting of the land and of any buildings and structures thereon,
 - walls, fences, hedges, trees shrubs and other groundcover or facilities for the landscaping of the lands or the protection of abutting lands,
 - vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material,
 - easements conveyed to the Municipality for the construction maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the Municipality or local board thereof on the land,
 - grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;

- b) maintain to the satisfaction of the Municipality and at the sole risk and expense of the owner any or all of the facilities or works mentioned in clause (a) above, including the removal of snow from access ramps and driveways, parking and loading areas and walkways;

) enter into one or more agreements with the Municipality dealing with and ensuring the provision of any or all of the facilities, works or matters mentioned in clause (a) above and the maintenance thereof as mentioned in clause (b) above, or with the provision of required plans or drawings.

5.4.2. Building By-Laws & Permits

The Municipality may pass a Building By-law pursuant to Section 5 of the Building Code Act respecting the classes of permits, permit applications with required plans, permit fees, permit forms and required notices.

Pursuant to Section 6 of the Building Code Act, the Chief Building Official of the Municipality shall not issue a building permit which does not comply with the Building Code Act, the building code, the Planning Act, the zoning by-law or any other applicable law.

5.5. PUBLIC ACTIONS

5.5.1. Public Works

Pursuant to Section 24(1) of the Planning Act all public works shall conform to the policies of this Plan.

5.5.2. Public Land Acquisition

The Municipality may acquire land for residential, and industrial development, community facilities, services and utilities, rights-of-way and recreational uses. The Municipality may also dispose of this land.

5.5.3. Public Land Development

The Municipality may acquire, develop and sell land to accomplish any goal set out in this Plan.

5.5.4. Public Land Development Fund

The Municipality may establish a fund to acquire and develop land in accordance with Sections 4.5.2. and 4.5.3. and any money acquired from the sale of land, except land for park purposes, may be paid into this fund.

5.5.5. Public Information & Involvement

The Municipality shall advertise and hold public meetings on this Plan and any future amendment to it pursuant to Sections 17 and 21 of the Planning Act and associated Regulations. These public meetings shall be designed and administered so as to inform the public on the policies being put forward, and to receive public input and a public evaluation of the policies. In addition,

major development proposals will be brought to a public meeting for discussion.

Pursuant to Section 60 of the Planning Act, when Council is required by law or by the provisions of this Plan, to afford any person an opportunity to make representation in respect of the subject matter of a by-law, Council shall afford such person a fair opportunity to make representation.

5.6 EXISTING NON-CONFORMING USES

The Municipality recognizes any use which legally existed on or before the date of passing of the zoning by-law as being an existing non-conforming use with certain legal rights to continue as outlined in Section 34(9) of the Planning Act.

The Municipality wishes to minimize the hardships placed on individuals with legal non-conforming uses, as well as the administrative burden placed on the Municipality by their existence.

5.6.1. Non-Nuisance Uses

Non-conforming uses which meet the general intent of the Plan and zoning by-law, and which are not a nuisance to surrounding land owners, may be zoned in accordance with their present use and performance standards provided that:

- a) the use does not have any detrimental effects on surrounding uses,
- b) the use does not interfere with the orderly future development of an abutting area, and
- c) the use is not hazardous or noxious.

5.6.2. Nuisance Uses

Non-conforming uses which are not compatible with abutting uses, are a nuisance to abutting uses, or do not conform with the general intent of this Plan, shall cease to exist in the long run.

In special instances, Council in accordance with Section 34(10) of the Planning Act, may permit the extension or enlargement of the land, building or structure of the non-conforming use. Likewise, the Committee Of Adjustment, in accordance with Section 44 of the Planning Act, may permit the extension or enlargement of the building or structure of a non-conforming use.

In evaluating applications for amendments or minor relief from the zoning by-law under this section, Council and the Committee of Adjustment shall consider the following:

- a) any proposed extension will not unduly increase any nuisance already existing as a result of the use, particularly as it may affect abutting residential uses,

- b) no extension or enlargement will create any new nuisance in addition to, or worse than, those already existing,
- c) the Municipality may require an agreement under Section 40 of the Planning Act to cover such matters as buffering, landscaping, traffic flow, parking, building setbacks, outdoor storage, lighting, advertising and any other matter intended to reduce the effects of the nuisance(s).

5.6.3. Repair Or Replacement

Council may give permission to repair or replace an existing non-conforming use and require that the dimensions of the original building or structure containing the use are not increased and that the use is not altered.

In addition to the above, Council may allow a similar or more compatible use of the subject property even if the new use is also non-conforming.

In addition to the above, Council, or the Committee of Adjustment as outlined in Section 44(2) of the Planning Act, may allow a similar or more compatible use of the subject property even if the new use is also non-conforming.

5.7. EXISTING NON-CONFORMING LOTS

Where a lot having a lesser lot area or frontage than that required in this Plan was held in distinct and separate ownership from abutting lots at the date of adoption of the zoning by-law, such lot may be zoned so as to permit improvements thereon provided that:

- i) the lot and use proposed conforms with all other requirements of this Plan and the zoning by-law, and,
- ii) the lot with the proposed use can support a sewage treatment system that meets the requirements of the Ministry Of Environment.

AMENDMENT

No. 35
UPPER
BLOOR

5.8. REVIEW AND AMENDMENT OF THE PLAN

Section 26 of the Planning Act requires that Council shall from time to time, and not less frequently than every five years, hold a special meeting of Council, open to the public, for the purpose of determining the need for a revision to the Official Plan. Council shall review this Plan at least once every five (5) years and adopt such amendments as are considered necessary after consulting with the public. In order to adopt amendments after five years it may be necessary to begin the review process after four(4) years to ensure that necessary amendments are not unduly delayed.

In the process of conducting a five-year review of the Plan Council shall

- i) reconsider the goals and objectives of the Plan to ensure that they continue to represent the aspirations of the Municipality and its residents,
- ii) reexamine the assumptions upon which the Official Plan is based, including future population growth, employment, accumulated land development, the types of growth, environmental conditions and the financial status of the Municipality,
- iii) consider the changes made to pertinent legislation, regulations and policies that have taken place since the previous Plan review, and the opportunities which present themselves as a consequence,
- iv) take into account new data, new information and changing conditions in the Municipality,
- v) identify policies that require clarification or elaboration, or policies that are no longer relevant,
- vi) consider the cumulative effects that official plan amendments have had on the goals and objectives of the Plan, and,
- vii) current public opinion and the changes that have taken place in public attitudes since the previous Plan review.

In addition to five-year reviews of the Plan, amendments to the Plan shall be considered at any time by Council, when proposed by members of Council, the Planning Advisory Committee or members of the public.

6.1 LAND USE BOUNDARIES

Where possible, land use boundaries coincide with lot lines, roads, rivers, railways or other clearly defined features and are, therefore, not open to flexible interpretation. Where it is not practical or possible to use a clearly defined feature as a land use boundary, the boundary shall be considered approximate and minor adjustments may be permitted by Council without amendment provided that the intent of the Plan is maintained.

6.2 FIGURES

It is intended that all numerical figures in this Plan are approximate and not rigid. Reasonable variances from these figures may be made without amendment, provided that the intent of this Plan is maintained.

SCHEDULE "A" - LAND USE PLAN

SCHEDULE "B" - MINERAL AGGREGATE

SCHEDULE "C" - CANADA LAND INVENTORY FOR AGRICULTURE & AREAS OF
NATURAL AND SCIENTIFIC INTEREST

OFFICIAL PLAN FOR THE
TOWNSHIP OF CONMEE

This Official Plan to the Township of Conmee which was adopted by the Council of the Corporation of the Township of Conmee is hereby modified as follows:

1. Section 1.3, Objectives, page 1, be modified by the addition of the following subsections:
 - " (j) to protect the surface and groundwater supplies of the Township from incompatible uses;
 - (k) to carry out municipal and private road construction projects and other developments near water in such a manner that streams and other water bodies are not adversely affected by sedimentation and turbidity;
 - (l) to discourage developments which are incompatible with adjacent land uses;
 - (m) to identify lands, on Schedule "C", which may contain contaminants and any development on these sites should only occur once a study has confirmed that there is no potential threat to human health or the site has been rehabilitated to the standards of the Ministry of the Environment; and,
 - (n) to protect and enhance the natural environmental diversity of the Township, for the long term benefit of the residents."
2. Section 2.3 (c), Mobile Homes, page 3, is modified by the addition of the phrase "or its designate" after the words "Ministry of the Environment" at the end of this section.
3. Subsection 2.4.1, Uses Permitted, page 4, is modified by the addition of the phrase "electric

power facilities" between the words "uses," and "and" in the second last line of this subsection.

4. Subsection 2.4.2, Buildings and Fill, page 4, is modified by the addition of the phrase "except electric power facilities" between the words "structures" and "shall" in the first line of this subsection.

5. Subsection 2.5.1, Areas of Mineral Aggregate Potential, page 6 is modified by the addition of the following paragraph at the end of this section:

"Council shall have regard for cultural heritage resources in considering the establishment of new areas for Mineral Extraction. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources."

6. Subsection 2.5.2(i), page 6, is modified by the addition of the phrase "or their contractor or agent" in the second line between the words "authority" and "solely".
7. Subsection 2.5.2 iii), is modified by the deletion of the words "by the Ministry of Natural Resources and approved by the Ministry of Transportation" and replaced with "by the Municipality".
8. Subsection 2.5.2 iv), is deleted in its entirety and the balance of the subsections are renumbered accordingly.
9. Subsection 2.5.2 iv), (formerly 2.5.2 v), is modified by the deletion of the phrase "Before a permit is issued by the Ministry of Transportation" in the sixth and seventh line of this subsection and the "d" of the word "discussion" of this seventh line shall be replaced with "D".
10. Subsection 2.5.2 v), (formerly 2.5.2 vi), is modified by deleting all the words after the word "rehabilitated" in the second line and replacing them with "to the satisfaction of the Township Council".

11. "2.5.4 Portable Asphalt Plants

i) 'Portable asphalt plant' means a

facility:

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
b) which is not of permanent construction, but is designed to be dismantled and moved to another location as required.

- ii) Portable asphalt plants, used by a public road authority or their agent or contractor, shall be permitted throughout the municipality without requiring an amendment to this plan or the zoning by-law, except in existing built up areas and in environmentally sensitive areas designated as such in the Official Plan.

Portable asphalt plants will be encouraged to locate on or near the road under construction or in a wayside or commercial pit used for the project, if possible.

Portable asphalt plants are required to comply with Regulations under the Environmental Protection Act.

The municipality should be given at least one month notice of any road project and the opportunity for their input in the selection of potential sites for portable asphalt plants, if required.

If located on good agricultural land, portable asphalt plant sites shall be rehabilitated to their former agricultural capability."

12. Section 2.6.1 iv), Consents, page 9, is modified by the addition of the following:

" - Development for residential uses should not be undertaken within 500 metres of a municipal waste disposal site or liquid waste disposal site until an assessment for potential groundwater contamination has been conducted. No development should be approved unless appropriate mitigation measures are

incorporated into the development to treat the effects of groundwater contamination."

13. Section 2.6.1 viii), Consents, page 9, is modified by the addition of the following:

"- The applicant may be required to demonstrate through a hydrogeological report prepared by a qualified consultant that there is an adequate potable water supply in both quantity and quality to service both the retained and severed lots."

14. Subsection 2.6.1 x), New Residential Lots on Agricultural Lands, page 10, is modified by the addition of the phrase "as identified on Schedule "C" between the words "(C.L.I. 1-4)" and "in large parcels" in the third line of this subsection.

15. Section 2.8, Site Plan Control, page 10, is modified by the deletion of the first paragraph.

16. Section 2.8, Site Plan Control, page 11, is modified by inserting the following after the first sentence on the page:

" Residential uses within 100 metres from the centreline of the railway right-of-way are included in the site plan control area."

17. Section 2.9.1, Natural Resources, page 11, is added to the Official Plan:

"2.9.1 NATURAL RESOURCES

- i) Council agrees to the need for the management of fish, wildlife, and forest resources for their economic, social and environmental benefits.
- ii) Council shall also have regard for the impact of any development on fish or wildlife habitat of forest resources especially in or adjacent to an area of critical habitat or resource, prior to making any decision on the acceptability of the proposal. The Municipality may consult with the Ministry of Natural Resources regarding possible impacts."

18. Section 2.12, Group Homes, page 12, is modified by the deletion of the word "family" in two locations, once, after the word "receiving" and the other after the words "as a" in the second

line of this section, and these words are replaced with "housekeeping unit".

19. Section 2.12, Group Homes, page 12, is modified by the addition of the words ", approved or funded" between the words "licensed" and "under" in the fifth line of this section.
20. Section 2.12, Group Homes, page 12, is modified by the deletion of the entire phrase after the word "statues" in the sixth line of the first paragraph of this section and replacement with "and in compliance with municipal by-laws."
21. Section 2.12, Group Homes, page 12, is modified by the deletion of the second paragraph of this section.
22. Section 2 is modified by the addition of the following subsection:

"2.14. Provincial Highways

All development adjacent to provincial highways is subject to the requirements and permits of the Ministry of Transportation."
23. Section 2 is modified by the addition of the following subsection:

"2.15 Areas of Cultural Heritage Resource

Where development is anticipated in an area with significant cultural heritage resources especially in rural areas, design guidelines will be established to ensure that any adverse impacts on cultural heritage resources are minimized and layouts and building forms will not be obtrusive to the existing environs."
24. Section 3.1, Definition, page 14, is modified by the addition of the word "aggregate" between the words "mineral" and "extraction" in the fourth line of the first paragraph.
25. Subsection 3.3.3, Rural Residential Uses, page 15, is modified by the deletion of the word "family" in the last line of the second point of the sixth point of this subsection and its replacement with "detached".
26. Section 3.3.3, Rural Residential Uses, subsection

ii) page 15, is modified by the addition of the words "suitability or specific existing conditions" between the words "size" and "of an" in the second line of that subsection.

27. Section 3.3.4, Commercial and Industrial Uses, page 16, is modified by the addition of the following:

"vii) all industrial uses and commercial uses which may significantly elevate noise levels, a noise report may be requested to be prepared by a qualified consultant at the expense of the proponent. The report will detail attenuation measures which must be incorporated into the development to mitigate any negative impacts of noise on adjacent land uses."

28. Subsection 3.3.6 iii), Pits and Quarries, page 16, is modified by deleting the phrase after the words "including a" and adding "15 metre setback from any body of water that is not the result of excavation below the water table."

29. Subsection 3.3.6 iv), Pits and Quarries, page 16, is modified by the addition of the phrase "including height, dimensions and proposed uses." at the end of the fourth point after the words "(where possible)". In addition, the following points are added to the end of this subsection:

"

- surface water and drainage provisions.
- Water table protection.
- wildlife and water concerns as Council deems necessary.
- the location, quality and professionally estimated quantity of the mineral resources.
- progressive and ultimate rehabilitation plans.
- other information which Council deems necessary."

30. Subsection 3.3.6 vii), Pits and Quarries, page 17, is modified by the deletion of the phrase "and commercial, land uses as well as from" and replacing it with "from land uses" in the second and third lines of this subsection and by deleting "-within 105 metres of a lot that could be developed for residential, recreational, or institutional use." being the last point of this subsection.

31. Subsection 3.3.6 x), Pits and Quarries, page 17, is modified by its deletion and the balance of the subsections renumber accordingly.

32. Section 3.3.8, Waste Disposal Sites, page 18, is modified by the addition of the following phrase at the end of the first paragraph:

"No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be used unless the approval of the Minister of the Environment for the proposed use has been given".

33. Section 3.3.8, Waste Disposal Sites, page 18, is modified by the addition of the following phrase at the end of the second paragraph after the word "measures":

"and the Ministry of the Environment's review of the development proposal"

34. Section 4.1.2, New Roads, page 19, is modified by the addition of the following paragraph:

"Any road construction shall take place in an environmentally sound manner where erosion is minimized and sediments are prevented from entering streams. As a condition of a development proposal, the Ministry of the Environment may require a drainage plan at the expense of the proponent to identify impact on the streams and creeks. See Section 2.6.1(viii) "

35. Section 5.7(ii), Existing Non-Conforming Lots, page 27, is modified by the addition of the phrase "or its designate" after the words "Ministry of the Environment" at the end of this section.

36. Schedule "C", is modified by the addition of all the present and former municipal waste disposal sites and solid and liquid waste disposal sites.

As thus modified, this Official Plan is hereby approved pursuant to Sections 17 and 21 of the Planning Act, save and except the following, which will be deferred

pursuant to subsection 17(10) for further
consideration:

1. Subsection 2.6.1(ix), Number of Severances Allowed, page 9, starting at the third point " - notwithstanding the above paragraph, additional lots may be created by consent from a lot that was separately transferable under the Planning Act as at August 25, 1975 provided:

- that the provisions of Section 2.6.1 (i) through (viii) are satisfied, and

- that the proposed lot would require no increase or upgrading of municipal services or facilities; "

is deferred for further consideration.

Date: 93-03-30



Brian Riddell
Assistant Deputy Minister
Ministry of Municipal Affairs