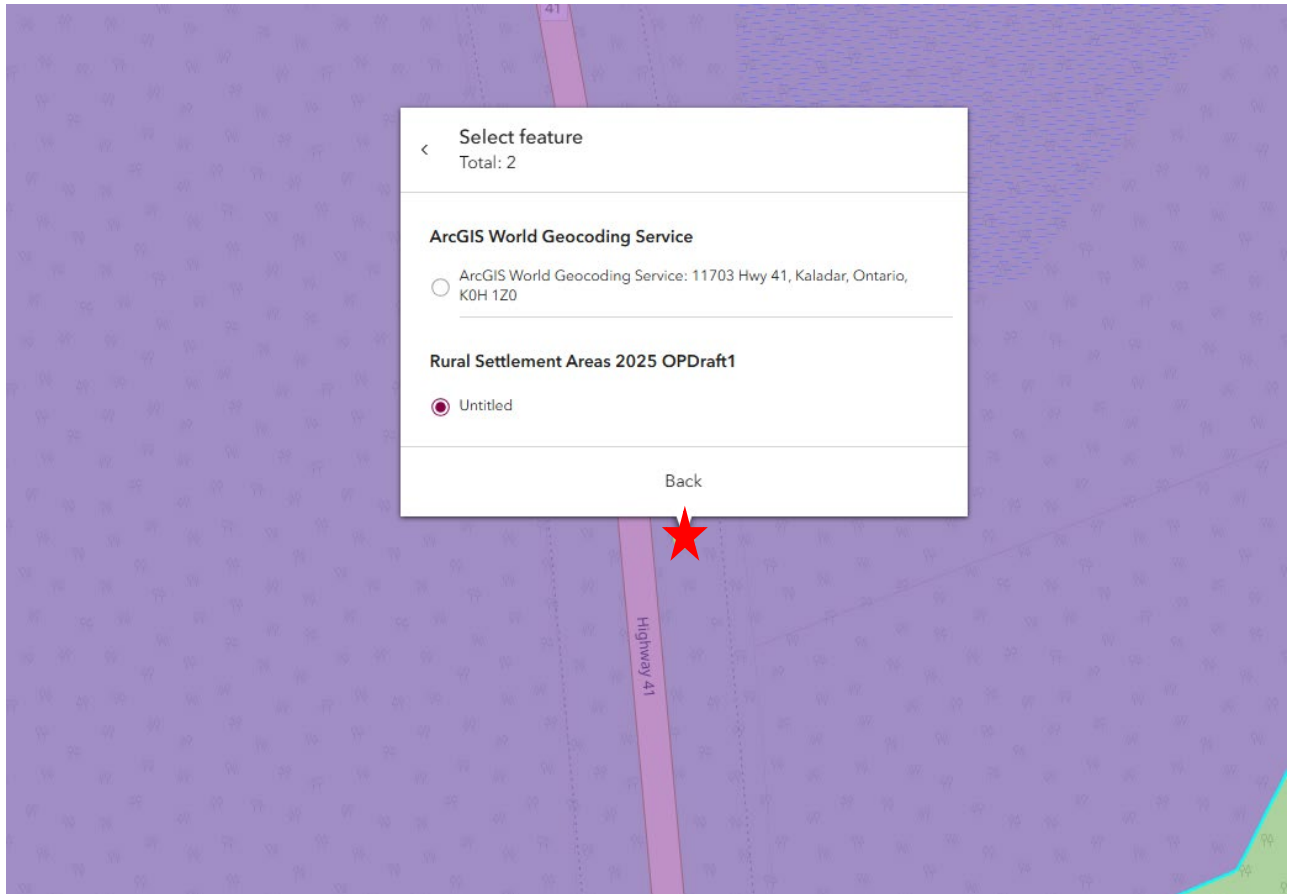


Zoning Map

11703 Hwy 41, Kaladar



Rural Settlement Areas



COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN

Adopted by Council on September 30, 2015 and Approved by the Ministry of Municipal Affairs and Housing with Modifications on March 9, 2016. The effective date of this Official Plan is April 5, 2016.

This is a consolidated version of the Official Plan dated February 13, 2018 and it incorporates Official Plan Amendment #1 which came into effect on November 3, 2017 and Official Plan Amendment #2 which came into effect on September 15, 2017. This consolidation also incorporates Official Plan Amendment #3 which was adopted on March 18, 2026 but which has not yet been approved by the Province



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Schedule D – Transportation

Schedule E - Prime Agricultural Areas and Rural Areas

Appendix A – Petroleum Resources and Areas of Fire Risk



PART 1

THE PREAMBLE

(This is not an Operative Part of the Official Plan)

1. BASIS

On December 10, 2012 the Ministry of Municipal Affairs and Housing ('MMAH') advised the County that the Province was amending Ontario Regulation 352/02 under the Planning Act to require upper-tier municipalities that are currently without an Official Plan (such as Lennox & Addington) to adopt one. Subsequently, on March 19th, 2013 the Deputy Minister of MMAH confirmed that the amendments to Regulation 352/02 have been made and the County will be required to adopt an Official Plan by March 31, 2015.

Section 16(1) of the Planning Act indicates that "*an Official Plan shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization.*"

Given that the four local municipalities in the County already have Official Plans, it will not be the intent of the County Official Plan to deal with land uses and policy issues that should much more properly be dealt within the context of the local Official Plans. This means that this Plan deals primarily with land use issues that cross municipal boundaries. These include growth and settlement, economic development and the protection of resources such as natural heritage resources, water resources, prime agricultural areas, mineral and petroleum resources and mineral aggregate resources as well as the conservation of cultural heritage resources. Direction is also provided in this Plan on natural and human-made hazards.

Prior to preparing the Official Plan, an Issues Paper dated April 1, 2014 was prepared, meetings were held with a number of stakeholders, and a series of public open houses were held across the County.

It was on the basis of this research and engagement that it was determined that there were two primary issues to deal with in the context of the Official Plan: growth management and economic development. While there are many other policy matters and issues to consider, they are all to some extent influenced by the policy direction established for the two primary issues by this Official Plan.

In preparing the Official Plan for the County of Lennox & Addington, Council has had regard to matters of Provincial interest as set out in Section 2 of the Planning Act. This Official Plan is also intended to be consistent with the

The County of Lennox & Addington Official Plan - Adopted by Council on September 30, 2015 and Approved by the Ministry of Municipal Affairs and Housing with Modifications on March 9, 2016. The Effective Date of this Official Plan is April 5, 2016. This is a Consolidated Version of the Official Plan dated February 13, 2018 and it incorporates Official Plan Amendment #1 which came into effect on November 3, 2017 and Official Plan Amendment #2 which came into effect on September 15, 2017. **This consolidation also incorporates Official Plan Amendment #3 which was adopted on March 18, 2026 but which has not yet been approved by the Province**





Provincial Planning Statement.

On September 30, 2015, the County of Lennox & Addington Council adopted its first Official Plan and it was approved by the Province on March 9, 2016. The Official Plan was approved by the Ministry of Municipal and Housing and is now in effect, with the effective date being April 5, 2016.

Since then, the policy direction from the Province has changed. The Provincial Planning Statement (PPS), 2024 came into effect on October 20, 2024. The PPS 2024 is issued under section 3 of the *Planning Act*, which requires that all decisions affecting planning matters shall be consistent with the minimum standards set in the Provincial Planning Statement.

The PPS 2024 is an integrated province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. All of these changes to a very large extent have been designed to support the development of additional housing to meet the target of 1.5 million new homes set by the Provincial government.

As a consequence of the release of the PPS (2024), this Plan was updated in 2026.

The vision, guiding principles, goals, objectives and policies contained in this Plan are intended to guide the land use planning decisions of public authorities 2051.



PART 2

COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN

(This is the Operative Part of the Official Plan)

A1 PLAN BASICS: APPLICABILITY, PURPOSE AND ORGANIZATION OF THE OFFICIAL PLAN

A1.1 INTRODUCTION

This document comprises the Official Plan for the County of Lennox & Addington ("County of Lennox & Addington Official Plan" or "this Plan". The Plan is prepared under the authority of the Planning Act as required by Regulations to that Act.

A1.2 APPLICABILITY

This Official Plan is intended to guide development on all lands within of Lennox & Addington, save and except for the lands that are owned by the Province of Ontario.

A1.3 PURPOSE

The purpose of the Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2051. The Official Plan is one of a series of policies, guidelines and regulations that direct the actions of the County and shapes growth and development. The Plan is intended to:

- a) Establish a broad, upper tier policy framework that provides guidance to local municipalities in the preparation of updated local Official Plans, Official Plan Amendments and zoning by-laws;
- b) Implement the Provincial Planning Statement at the County level; and,
- c) Establish a framework for coordination and cooperation amongst the local municipalities and the County on planning and development issues that cross municipal boundaries.

This Plan recognizes the importance of the land use planning responsibilities that are vested with the local municipalities. Given that the County of Lennox



& Addington Official Plan is intended to establish an overall land use planning framework for the County and its municipalities, this Plan is not intended to duplicate the policies of the local Official Plans. Instead, this Plan is intended to provide the guidance necessary for the establishment of detailed strategies, policies and land use designations at the local level.

In this regard, it is anticipated that this Plan will be implemented through local municipal Official Plans and Amendments, zoning by-laws and subdivision approvals, **watershed** and sub-watershed plans, together with long-term transportation and infrastructure master plans, environmental studies, energy and climate change plans, financial plans, economic development initiatives as well as other policies and studies.

A1.4 PLANNING PERIOD

The planning period for this Official Plan is to 2051. Notwithstanding the above, the planning for **infrastructure, public service facilities, strategic growth areas** and **employment areas** may extend beyond this time horizon.

A1.5 STRUCTURE OF THIS PLAN

This Plan (within Part 2) is divided into seven sections, each of which is described below:

Section A1 (Plan Basics: Applicability, Purpose and Organization of the Official Plan) establishes where the Official Plan applies, its purpose and how it is organized.

Section A2 (Vision, Guiding Principles and Land Use Concept) contains the vision of the County. This vision is based on an understanding of past and future trends and the wishes of the County's residents and business owners. The guiding principles that form the basis of the Plan flow from the vision. These guiding principles also establish a framework for the other goals, objectives and policies in the Plan. This section of the Plan also describes how it is to be implemented through land use designations.

Section B (Growth Management) contains the policies that provide the basis for accommodating expected growth in the County to 2051.

Section C (Land Use Designations) sets out the objectives and policies for the land use designations that apply in the County and the conditions under which development may be permitted within those land use designations.

Section D (Natural Heritage, Resource Areas and Hazards) contains objectives and policies on natural heritage, water, cultural heritage, mineral, petroleum and mineral aggregate resources in the County. Policies on natural and human-made hazards are also included within this part of the Plan.



Section E (General Development Policies) contains objectives and policies that, where appropriate, must be considered as part of the land use planning process.

Section F (Plan Implementation and Administration) describes how the vision, guiding principles, goals, objectives and policies of the Official Plan will be implemented.

Certain terms in Sections A to F of Part 2 of this Plan that are shown in **bold** are defined in Section F14.7 of this Plan.

A1.6 SCHEDULES TO THE PLAN

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan.

Schedule A – Land Use

Schedule B1 – Selected Natural Heritage Features and Areas in NH1 designation and NH2 overlay

Schedule B2 - Other Natural Heritage Features and Areas and Supporting Features

Schedule B3 - Enhancement Areas and Linkages

Schedule C – Resource Areas, Constraint Areas and Waste Management

Schedule D – Transportation

Schedule E - Prime Agricultural Areas and Rural Areas

A1.7 APPENDICES

The following appendices, which are intended to provide additional information to assist in the interpretation of this Plan, do not constitute an operative part of this Official Plan.

Appendix A – Petroleum Resources and Areas of Fire Risk

A2 VISION, GUIDING PRINCIPLES AND LAND USE CONCEPT

A2.1 VISION

The Official Plan for the County of Lennox & Addington establishes a framework for the continued growth and development of a number of existing urban areas and several smaller rural **settlement areas**. Its primary purpose is to provide the basis for the strategic management of growth and change.



Its purpose is also to assist in achieving common goals and objectives, such as: the need to enhance an already high quality of life; to support and existing community structure; and to create a highly desirable, healthy, and attractive place to live, work, and visit, for a range of people and lifestyles and to do so in a way that supports environmental sustainability and climate resilience. While the Vision for the County of Lennox & Addington embraces the past and the present, it also considers and plans for the future, which the County views as being more self-reliant over the long term. On this basis, this Official Plan is intended to support managed growth and respond to opportunities and constraints, which are specific to the local municipalities.

Given the vast size of the County of Lennox & Addington, the Vision must also take into consideration how to coordinate and collaborate with respect to important components of the County that extend beyond local municipal boundaries. This includes physical connections between communities, such as **natural heritage systems**, an integrated transportation network, and open space linkages.

Finally, while there is a need to work together to develop County - wide strategies for the benefit of all, this Vision also recognizes that unique strategies may also be required in certain areas to recognize the local context and support the specific priorities and initiatives of individual communities.

A2.2 GUIDING PRINCIPLES

It is recognized that the County's long-term prosperity, environmental health and social well - being depends on wisely managing change and promoting efficient land use and development patterns. On this basis of the above, below are a series of guiding principles that are intended to establish the basis for making planning decisions in the future, as set out below:

1. To recognize that the County is made up of a number of communities of different sizes and identities that all combine to establish Lennox & Addington's identity as a desirable place to live, establish roots, learn and create diverse economic opportunities.
2. To provide opportunities for economic development in all parts of the County in a manner that fosters competitiveness and a positive and attractive business environment.
3. To direct most forms of development to urban areas and rural **settlement areas** to meet the needs of present and future residents and businesses.
4. To recognize downtowns, historic areas or districts as mixed-use, vibrant places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local and County history and heritage and the reinforcement of community character.



5. To ensure that an appropriate range and mix of housing is available to all ages, abilities, incomes and household sizes.
6. To establish an integrated, active and sustainable **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, and trucks, cycling and walking.
7. To protect **natural heritage features and areas** and **natural heritage systems** and their associated **ecological functions** so that they can be enjoyed by future generations and serve as a legacy to all peoples within our communities.
8. To promote efficient, cost-effective development and land use patterns that minimize land consumption and servicing costs.
9. To work with the adjacent communities on matters of common interest, which includes growth management, economic development, transportation, **infrastructure, natural heritage features and areas**, water resources and source water protection.
10. To achieve coordinated land use planning among the County's local municipalities and with neighbouring Counties, separated cities and Indigenous communities.
11. To improve accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers that restrict their full participation in society.
12. To achieve wise management and use of the County's resources.
13. To consider climate change adaptation and mitigation recommendations from the County of Lennox & Addington Climate Action Plan and incorporate these recommendations where feasible in land use and development patterns, stormwater management, and decisions relating to infrastructure development.
14. To enhance the community's ability to prevent, endure, respond to and recover from the **impacts of a changing climate**.
15. To direct development away from **hazardous lands** and **hazardous sites**.
16. To use an **agricultural system** approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the **agri-food network**.



A2.3 ECONOMIC DEVELOPMENT OBJECTIVES

The County is committed to supporting a strong local economy. The economic objectives in this section establish the basis for future land use planning decisions affecting economic development throughout the County. In this regard, it is the objective of this Plan to improve the economic well-being and quality of life in the County by:

- a) Recognizing that a clean and healthy environment and a strong economy are inextricably linked and that all economic development is to be undertaken in a manner that protects the features, functions, and interconnections of the natural environment that sustains the County for future generations;
- b) Encouraging the growth, diversification and vitality of the economy, particularly the tourism and recreation sectors as principal components of the economic base and other emerging and innovative sectors that maintain the character of the County;
- c) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- d) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future employers;
- e) Recognizing the economic impact of the second home population on the County's economy, including jobs related to construction and development and the provision of local goods and services for this population;
- f) Encouraging investment in the County's tourism and recreation industries and supporting marketing efforts in order to continue attracting visitors from across the world to the County;
- g) Promoting the maintenance, expansion and upgrading of existing tourist-oriented uses and encourage the establishment of additional high quality attractions, facilities, accommodations, services, events and other tourism supportive uses;
- h) Supporting the creative economy, which includes arts, culture, entertainment and knowledge-based industries in a variety of locations throughout the County;
- i) Encouraging the conservation of cultural heritage resources in order to maintain and enhance economic development and tourism opportunities;



- j) Creating a positive policy and regulatory framework to support business investments, growing incomes and a growing tax base;
- k) Supporting the establishment of small and/or home-based businesses in residential, rural and waterfront settings;
- l) Supporting opportunities for the agricultural sector to protect, diversify and expand their operations through initiatives such as sustainable agricultural practices, promotion and encouragement of associated food processing and value added technology facilities, promotion of local food, and encouraging accessory bed and breakfast operations, roadside markets and related **agri-tourism uses**;
- m) Promoting economic development and competitiveness by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and
- n) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of **complete communities**.

A2.4 PROVINCIAL LAND USE CONCEPT

The Provincial Planning Statement (2024) divides the Province of Ontario into urban areas and **rural areas**. Urban areas are those **settlement areas** in the County that are serviced with **municipal sewage services** and **municipal water services**. Urban areas are intended to be the focus of major growth and development.

Rural areas are lands outside of urban areas that are the site of rural **settlement areas**, **prime agricultural areas** and other **rural lands** that are not **prime agricultural areas**. **Rural areas** and urban areas are inter-dependent in terms of markets, resources and amenities.

A2.5 COUNTY LAND USE CONCEPT

In order to implement the Provincial land use concept established in Section A2.4 of this Plan, five primary land use designations and one overlay are included within this Plan, as described in this Section of the Plan.

A2.5.1 URBAN AREA

The Urban Areas in the County are **settlement areas** that have **municipal sewage services** and **municipal water services** (Amherstview, Bath, Odessa and Napanee).

A2.5.2 RURAL SETTLEMENT AREA

Rural **Settlement Areas** in the County are **settlement areas** that are not

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Urban Areas.

A2.5.3 AGRICULTURAL AREA

This designation applies to lands that are considered to be the County's **prime agricultural area**.

A2.5.4 RURAL AREA

This designation applies to all lands that are located outside of **settlement areas** and the Agricultural Area designation and which would be considered as **Rural Lands** as defined by the Provincial Planning Statement

A2.5.5 NATURAL HERITAGE ONE (NH1)

This designation applies to all Provincially **significant wetlands** and **significant coastal wetlands** as identified using evaluation procedures established by the Ministry with jurisdiction.

A2.5.6 NATURAL HERITAGE TWO (NH2)

This overlay applies to all **significant woodlands, significant Areas of Natural and Scientific Interest, significant valleylands** and **non-significant coastal wetlands** and **significant wildlife habitat**.

A2.6 INTERPRETATION OF THIS OFFICIAL PLAN

This Official Plan is more than a set of individual goals, objectives and policies. It is to be read in its entirety and the relevant goals and objectives are to be considered when decisions are made and all relevant policies shall be applied as appropriate.

Since land use decisions have long-term impacts, these decisions must be future oriented and connected to an overall vision. In this regard, this Official Plan contains such a vision in Section A2.1, which articulates the future of the County and is intended to be the foundation upon which the Official Plan has been developed. The vision is supported by a series of guiding principles that are intended to convey in broad terms how the vision is to be implemented. Both the vision and the guiding principles are not tests that need to be met or applied to individual properties or applications, rather the vision and guiding principles should be considered when making overall policy decisions.

Sections B to F of this Plan contain a series of goals, objectives and policies. Goals are intended to articulate what the County hopes to achieve to support the overall vision. Goals are not policies and are not intended to be a conformity test. Objectives are intended to be specific, quantifiable and realistic targets that measure the accomplishment of a goal over a specified period of time. These objectives are also not policies and are not intended to be a conformity test.



Finally, there are policies, which are to be applied when making land use planning decisions. Policies are statements that are intended to implement the vision, goals and objectives in this Plan. Some policies set out positive directives such as “settlement areas shall be the focus of growth and **development**”. Other policies set out limitations and prohibitions, such as “**development** and **site alteration** shall not be permitted”. The use of the word “shall” implies the policy is mandatory and requires full compliance. Other policies use enabling or supportive language, such as “should, promote and encourage”.



B GROWTH MANAGEMENT

PREAMBLE

It is the intent of this section of the Plan to set out the policies that provide the basis for accommodating expected growth in the County to 2051. Other policies in this section deal with housing, servicing and employment areas.

B1 FOCUS OF GROWTH

- a) Where a local municipality has one or more Urban Areas, the Urban Area(s) shall be the focus of growth.
- b) Where a local municipality does not have an Urban Area, Rural **Settlement Areas** shall be the focus of growth and their vitality and regeneration shall be promoted. When directing development in Rural **Settlement Areas**, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.
- c) Local municipalities shall develop growth management strategies that are intended to implement this section of the Plan.
- d) Within Urban Areas, growth will be focused within **strategic growth areas**, which include downtown areas and adjacent lands, lands in close proximity to publicly-assisted post-secondary secondary institutions and other areas where growth or development will be focused which may include infill, **redevelopment** (e.g., underutilized shopping malls and plazas), **brownfield sites**, the expansion or conversion of existing buildings, or greyfields. Lands along underutilized commercial corridors and new mixed-use nodes that are established in new development areas and other areas with existing or planned frequent transit service may also be identified as strategic growth areas as well.
- e) At the time of each local municipal Official Plan update, local municipalities shall ensure that sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs as allocated by the County, in Tables A, B, and C, and as informed by provincial guidance.

B2 COMPLETE COMMUNITIES

It is the goal of the County that the Urban Areas and Rural **Settlement Areas** continue to evolve into **complete communities** where there is:

- a) A strong live/work ratio, where the majority of residents are employed in the community in which they live;



- b) Choice in the market place, in terms of obtaining goods and services;
- c) A range of educational and training opportunities;
- d) A range of housing types for all levels of income and ages;
- e) A range of health care services for the majority of the residents;
- f) A range of community and social services to assist the majority of those in need in the community;
- g) A range of cultural and recreational opportunities and facilities including parkland;
- h) A population level and density that supports the provision of public transit, where feasible; and
- i) An integrated **transportation system** that facilitates all modes of travel including active transportation.

B3 POPULATION GROWTH FORECAST

The local municipalities shall plan to accommodate population growth in accordance with **Table A**.

TABLE A
Population Growth Forecast by Municipality 2021 – 2051

Municipality	Population Growth (2021 to 2051)
Greater Napanee	4,240
Loyalist Township	9,250
Stone Mills	1,542
Addington Highlands	608
Total	15,640

B4 EMPLOYMENT GROWTH FORECAST

The local municipalities shall plan to accommodate employment growth in accordance with **Table B**.

Municipality	Employment Growth (2021 to 2051)
Greater Napanee	2,310
Loyalist Township	4,010
Stone Mills	650
Addington Highlands	240

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Municipality	Employment Growth (2021 to 2051)
Total	7,210

B5 HOUSING FORECAST

Table C below establishes the housing forecast for each of the local municipalities. These forecasts are considered to be guidelines that are to be considered by each local municipality when their Official Plans are amended to conform with this Plan. In this regard, local municipalities may adjust the housing forecast as appropriate taking into account the nature of existing planning approvals, historical building trends, the nature of the expected housing demand and the policies of the local Official Plan.

TABLE C
Housing Forecast by Municipality 2021 – 2051

Municipality	Low Density	Medium Density	High Density	Total
Greater Napanee	998	332	691	2,022
Loyalist Township	2,281	817	663	3,762
Stone Mills	570	24	28	623
Addington Highlands	224	12	0	237
Total	4,073	1,185	1,382	6,643

B6 INTENSIFICATION

- a) The minimum **intensification** target for Greater Napanee is 10% and the minimum **intensification** target for Amherstview is 10% and for Odessa and Bath it is 20%.
- b) In order to maximize opportunities for **intensification**, each of the local municipalities with an Urban Area shall update its Official Plan to support **intensification** and **redevelopment** by:
 - i) Permitting and facilitating all forms of residential **intensification**, including the **development** and **redevelopment** of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new **housing options** within previously developed areas, and **redevelopment**, which results in a net increase in residential units;
 - ii) Identifying **strategic growth areas** to support achievement of intensification and redevelopment and recognizing them as a

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key focus for development;

- iii) Identifying the appropriate type and scale of development in **strategic growth areas** and transition of built form to adjacent areas;
- iv) Encouraging **intensification** generally throughout the Urban Area;
- v) Promoting densities for new housing which efficiently use land, resources, **infrastructure** and **public service facilities**, and support the use of **active transportation**;
- vi) Requiring that a certain minimum percentage of new single detached dwelling units in larger subdivisions include at least one purpose-built additional residential unit;
- vii) Directing that the implementing zoning by-law pre-zone lands for **intensification** and redevelopment, particularly in **strategic growth areas** to support the achievement of **complete communities**;
- viii) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings, subject to a local analysis of where this should be considered;
- ix) Establishing development standards for residential **intensification**, **redevelopment** and new residential development that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety; and
- x) Directing that the implementing zoning-by-law permit additional residential units throughout the Urban Area.

B7 URBAN AREA AND RURAL SETTLEMENT AREA BOUNDARY EXPANSIONS

In identifying a new **settlement area** or considering a **settlement area** boundary expansion through an Amendment to this Plan, the County shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, that is based on and reflect the allocation of population, employment and housing in Tables A, B and C of this Plan;
- b) if there is sufficient capacity in existing or planned **infrastructure** and

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public service facilities;

- c) whether the applicable lands comprise **specialty crop areas**;
- d) the evaluation of alternative locations which avoid **prime agricultural areas** and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in **prime agricultural areas**;
- e) whether the new or expanded **settlement area** complies with the **minimum distance separation formulae**;
- f) 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** or equivalent analysis, based on provincial guidance; and
- g) the new or expanded **settlement area** provides for the phased progression of urban development.

Notwithstanding Section B7 b), planning authorities may identify a new **settlement area** only where it has been demonstrated that the **infrastructure** and **public service facilities** to support development are planned or available.

B8 EFFECT OF POPULATION AND EMPLOYMENT GROWTH ON EXISTING PLANNING APPROVALS WITHIN URBAN AREAS AND RURAL SETTLEMENT AREAS

The population, employment and housing targets set out in Tables A, B and C do not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within an Urban Area or Rural **Settlement Area** boundary that existed on the date this Plan came into effect.

B9 DEVELOPMENT IN GREENFIELD AREAS

The policies of this section apply to greenfield areas, which are those undeveloped areas located at the edge of already developed built-up areas in Urban Areas.

B9.1 EXCELLENCE IN COMMUNITY LIVING

It is the intent of this Plan to support excellence in community living in greenfield areas that is based on the application of the following principles that result in:



- a) A well balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
- b) The promotion of excellence in civic design in both the public and private realm;
- c) An interconnected system of open spaces, including recreational areas and natural heritage features and areas;
- d) A range of recreational and community facilities that facilitate shared use where practical;
- e) The integration of new roads with existing roads in adjacent built-up areas;
- f) An attractive built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments;
- g) Efficient transportation links that provide for all modes of travel through and in and out of new development areas and which are planned with strong active transportation connections; and
- h) Practical and cost effective innovations to support the development of a sustainable community that encourages where possible, the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural heritage features and areas where appropriate.

B9.2 DEVELOPMENT FORM

In cases where new development is proposed in greenfield areas and **designated growth areas**, it shall be demonstrated that:

- a) The proposed development will generally serve as a logical extension to the existing built-up area, is compact and has a mix of uses to allow for the efficient use of land, infrastructure and public service facilities;
- b) The proposal will contribute to the availability of a range of housing choices (e.g., density, form, and price) in new development areas;
- c) All of the other infrastructure and public service facilities required to service the development is available or to be provided, with such infrastructure and public service facilities being used as efficiently as possible;
- d) Access is provided in a manner that supports the provision of essential emergency services, active transportation, efficient



transportation patterns, and/or linkages with adjacent existing or planned development;

- e) The proposed development is planned to support the achievement of a minimum density that is not less than 40 residents per hectare that is measured across the greenfield area or designated growth area, with this calculation excluding natural heritage features and areas and hazardous lands and hazardous sites, provided development is prohibited in these areas; and
- f) The proposed development aims to achieve densities that are transit-supportive, where feasible.

B10 DEVELOPMENT ADJACENT TO URBAN AREAS AND RURAL SETTLEMENT AREAS

Development and land use patterns that would prevent the efficient expansion of Urban Areas and Rural **Settlement Areas** in those areas that are adjacent to or close to Urban Areas or Rural **Settlement Areas** should be avoided.

B11 PROVISION OF SEWAGE AND WATER SERVICES

- a) **Municipal sewage services** and **municipal water services** are the preferred form of servicing for all **settlement areas** (both Urban Areas and Rural **Settlement Areas**) to support protection of the environment and minimize potential risks to human health and safety. For clarity, **municipal sewage services** and **municipal water services** include both centralized servicing systems and decentralized servicing systems.
- b) Where **municipal sewage services** and **municipal water services** are not available, planned or feasible, **private communal sewage services** and **private communal water services** are the preferred form of servicing for multi-unit/lot **development** to support protection of the environment and minimize potential risks to human health and safety.
- c) Where **municipal sewage services** and **municipal water services** or **private communal sewage services** and **private communal water services** are not available, planned or feasible, **individual on-site sewage services** and **individual on-site water services** may be used provided that site conditions are suitable for the long-term provision of such services with no **negative impacts**. At the time of a local municipal Official Plan review or update, the municipality should assess the long-term impacts of **individual on-site sewage services** and **individual on-site water services** on environmental



health and the financial viability or feasibility of other forms of servicing set out in Sections B11 a) and b).

- d) **Partial services** shall only be permitted in the following circumstances:
- i) Where they are necessary to address failed **individual on-site sewage services** and **individual on-site water services** in existing development;
 - ii) Within **settlement areas**, to allow for infilling and minor rounding out of existing development on **partial services** provided that site conditions are suitable for the long-term provision of such services with no **negative impacts**; or
 - iii) Within Rural Settlement Areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.
- e) In **rural areas**, where **partial services** have been provided to address failed services in accordance with Section B11 d) i), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing **partial service** and provided that site conditions are suitable for the long-term provision of such services with no **negative impacts**.

B12 RESERVE CAPACITY

Planning authorities may allow lot creation where there is confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity**.

B13 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

- a) **Infrastructure** and **public service facilities** shall be provided in an efficient manner while accommodating projected needs.

Planning for **infrastructure** and **public service facilities** shall be coordinated and integrated with land use planning and growth management so that they:

- i) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- ii) leverage the capacity of development proponents, where appropriate; and



- iii) are available to meet current and projected needs.
- b) The County supports the development of community hubs throughout the County as a means of optimizing the use of public service facilities, providing access to social, recreational and cultural services, and integrating service delivery.

B14 HOUSING POLICIES

B14.1 GOALS

It is the goal of the County that the County's current and future housing needs be met by:

- a) Establishing and implementing minimum targets for the provision of housing that is **affordable to low and moderate income households**, and coordinating land use planning and planning for housing with Service Managers to address the full range of **housing options** including **affordable** housing needs;
- b) Ensuring the provision of an appropriate range and mix of **housing options** and densities to meet the projected needs of current and future residents;
- c) Assisting in the achievement of **residential intensification** and **affordable** housing by encouraging opportunities for mixed-use development in appropriate locations;
- d) Permitting the development of additional residential units in accordance with the Planning Act and other applicable legislation;
- e) Encouraging the use of surplus public lands for **affordable** housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;
- f) Encouraging the development of **additional needs housing** in the County;
- g) Supporting universal physical access and encourage the building industry to incorporate such features in new residential structures;
- h) Continuing to develop public housing through the Prince Edward – Lennox & Addington Housing Corporation as appropriate;
- i) Considering any recommendations set out in the Housing and Homelessness Plan, as deemed appropriate; and
- j) Encouraging the **redevelopment** of brownfield properties and incentives to achieve it.



B14.2 ADDITIONAL RESIDENTIAL UNITS

- B14.2.1 Up to three (3) residential units are permitted on a lot within any land use designation on **municipal sewage services** and **municipal water services** that permits residential uses subject to the policies of the local Official Plan.
- B14.2.2 Notwithstanding Section B14.2.1, local municipalities are encouraged to exceed this permission in appropriate locations.
- B14.2.3 Within the Agricultural Area designation, up to three (3) residential units are permitted in accordance with provincial guidance subject to the policies of the local Official Plan provided that any additional residential units:
- a) comply with the **minimum distance separation formulae**;
 - b) are compatible with, and would not hinder, surrounding agricultural operations;
 - c) have appropriate **sewage and water services**;
 - d) address any public health or safety concerns;
 - e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - f) minimize land taken out of agricultural production.
- B14.2.4 Within the Rural Area designation, up to three (3) residential units are permitted subject to the policies of the local Official Plan provided that any additional residential units:
- a) comply with the **minimum distance separation formulae**;
 - b) have appropriate **sewage and water services**; and
 - c) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster.
- In implementing this Section of the Plan, local municipalities shall determine whether additional residential units should be permitted or not in shoreline areas due to concerns about environmental and water quality impacts.
- B14.2.5 Within Rural **Settlement Areas**, up to three (3) residential units are permitted subject to the policies of the local Official Plan provided that any additional residential units have appropriate **sewage and water services**.
- B14.2.6 Notwithstanding Sections B14.2.1 to B14.2.6, additional residential units shall be directed away from **hazardous lands** and **hazardous sites**.



B14.3 AFFORDABLE HOUSING

- a) It is the goal of the County to encourage the provision of housing which is **affordable to low and moderate income households**. In this regard the minimum target for the provision of housing which is **affordable** in the County of Lennox & Addington is 25%.
- b) The County shall consult with the local municipalities, school boards, and Federal and Provincial agencies to identify surplus lands and/or buildings that may be suitable for **affordable** housing development.
- c) The County encourages the development of **affordable** housing within the Urban Areas to facilitate access to existing services and other facilities.

B15 LAND SUPPLY

Local municipalities with Urban Areas shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential **intensification** and **redevelopment** and, if necessary, lands which are **designated and available** for residential development; and,
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential **intensification** and **redevelopment**, and land in draft approved and registered plans.

B16 REMOVAL OF EMPLOYMENT AREAS

The removal of **employment areas** within an Urban Area or Rural **Settlement Area** may be permitted where it is demonstrated to the satisfaction of the County and the local municipality that:

- a) there is an identified need for the removal and the land is not required for **employment area** uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the **employment area** by:
 - i) avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned **employment area** uses; and
 - ii) maintaining access to **major goods movement facilities and corridors**.
- c) existing or planned infrastructure and public service facilities are

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available to accommodate the proposed uses; and

- d) the County and the local municipality have sufficient employment areas to accommodate projected employment growth to the horizon of the Official Plan.

B17 PLANNING FOR EMPLOYMENT AREAS AND USES

- a) Through a future Amendment to this Plan, this Plan shall designate **employment areas** within Urban Areas and Rural **Settlement Areas** that are appropriate to the planned function of **employment areas**. **Employment areas** outside of the Urban Areas and Rural **Settlement Areas** may also be designated to recognize their role and function in the area.
- b) Residential uses, commercial uses, **public service facilities** and other institutional uses are prohibited in **employment areas**.
- c) Retail and office uses that are not associated with the primary employment use are prohibited in **employment areas**.
- d) Other **sensitive land uses** that are not ancillary to the primary employment use are prohibited in **employment areas**.
- e) On lands for employment outside of the **employment areas** identified in accordance with sub-section a) and taking into account the transition of uses to prevent **adverse effects**, a diverse mix of land uses, including residential, employment, **public service facilities** and other institutional uses shall be permitted to support the achievement of **complete communities**.
- f) Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to **sensitive land uses** without **adverse effects** are encouraged in **strategic growth areas** and other mixed-use areas where **frequent transit service** is available, outside of the **employment areas** identified in accordance with sub-section a).
- g) Once a determination has been made on the location of **employment areas** in accordance with sub-section a) and the locations have been approved by the Province through a future amendment to this Plan new development on lands within 300 metres of **employment areas** shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned **employment areas**, in accordance with Provincial guidelines. While this section will only apply after the location of the employment areas has been approved, Section E2.3 of this Plan applies.



C LAND USE DESIGNATIONS

PREAMBLE

It is the intent of this section of the Plan to set out the policies that apply to each of the land use designations that apply to lands within the County.

C1 URBAN AREAS

C1.1 GENERAL LAND USE OBJECTIVES

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in Urban Areas.

A full range and mix of land uses, **housing options** including additional residential units, transportation options with multimodal access, employment, **public service facilities** and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs are permitted in Urban Areas.

C1.1.1 RESIDENTIAL AREAS

- a) To encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- b) To promote the efficient use of existing and planned **infrastructure** and **public service facilities** by supporting opportunities for various forms of residential intensification, where appropriate; and,
- c) To promote a variety of complementary and compatible land uses in residential areas including **additional needs** housing, community facilities, schools, commercial uses and recreational open space areas;
- d) Encourage a high standard of urban design for **development** and **redevelopment**;
- e) Encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive; and,
- f) Implement street designs that provide for pedestrian, cycling and other non-motorized modes of transportation to help create more healthy and complete communities.



C1.1.2 COMMERCIAL AREAS

- a) To encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County's residents, employees and businesses;
- b) To encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land;
- c) To promote the efficient use of existing and planned **infrastructure** by creating the opportunity for various forms of commercial and residential **intensification**, where appropriate; and
- d) To encourage the continued revitalization of traditional and emerging main street areas, which reflects their heritage and significance to the County and which promotes a mix of uses and attractions for retail, other community uses and activities and tourism.

C1.1.3 EMPLOYMENT AREAS AND USES

- a) To provide for an appropriate mix and range of employment uses to meet long-term needs;
- b) To provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) To ensure that the necessary **infrastructure** is provided to support current and projected needs;
- d) To plan for, protect and preserve **employment areas** for current and future uses; and,
- e) To protect **employment areas** in proximity to **major goods movement facilities and corridors** for employment uses that require those locations.

C1.2 BOUNDARIES OF URBAN AREAS

The boundaries of Urban Areas shown on Schedule A to this Plan shall be shown on local Official Plans.

C2 RURAL SETTLEMENT AREAS

C2.1 GENERAL LAND USE OBJECTIVES

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning



by-laws and other municipal plans and strategies and when reviewing applications for **development** in Rural **Settlement Areas**.

- a) To maintain and where possible enhance the vitality and viability of downtowns and main streets;
- b) To encourage the provision of an appropriate range and mix housing;
- c) To promote regeneration, including the **redevelopment** of **brownfield sites**;
- d) To use **infrastructure** and **public service facilities** efficiently;
- e) To encourage the provision of a range of employment opportunities;
- f) To promote the diversification of the economic base through the provision of goods and services, including value-added products and the sustainable management or use of resources; and,
- g) To encourage the establishment of opportunities for sustainable and diversified tourism, including the leveraging historical, cultural and natural assets.

C2.2 BOUNDARIES OF RURAL SETTLEMENT AREAS

The boundaries of Rural **Settlement Areas** shown on Schedule A to this Plan shall be shown on local Official Plans.

C2.3 PERMITTED USES

A full range of uses are permitted within Rural **Settlement Areas** in accordance with local Official Plan policies and land use designations subject to meeting servicing and other requirements as set out in the local Official Plans.

C3 AGRICULTURAL AREA

C3.1 OBJECTIVES FOR THE AGRICULTURAL AREA DESIGNATION

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in the Agricultural Area designation.

- a) To recognize agriculture as the primary activity and land use;
- b) To promote and protect all types, sizes and intensities of **agricultural uses** and **normal farm practices**;



- c) To maintain and preserve the agricultural resource base of the County;
- d) To encourage the protection of the County's **prime agricultural area** from fragmentation, development and land uses unrelated to agriculture;
- e) To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County; and,
- f) To encourage the preservation and promotion of the agricultural character of the County and its local communities.

C3.2 LOCATION

- a) All lands designated Agricultural Area as shown on Schedule E to this Plan apply to lands that are considered to be the County's **prime agricultural area** as defined. These areas shall be designated and protected for **agricultural uses** in local Official Plans.
- b) It is recognized that certain lands within the Agricultural Area designation shown on Schedule E have previously received approvals for non-**agricultural uses** by the local Official Plans. At those locations, those specific uses may continue and would also be subject to corresponding policies of the local Official Plan.
- c) Planning authorities may only exclude land from **prime agricultural areas** for expansions of or identification of Urban Areas and Rural **Settlement Areas** in accordance with Section B7 of this Plan.
- d) Local municipalities may designate additional agricultural areas, including areas identified for local food production.
- e) It is recognized that the Agricultural Area designation on Schedule E overlaps with the NH1 designation on Schedule A. In cases where this overlap exists, the policies of the NH1 designation prevail and nothing in this Plan is intended to limit the ability of **agricultural uses** to continue.

C3.3 PERMITTED USES

- a) Permitted uses in the Agricultural Area designation are:
 - i) Agricultural uses;
 - ii) **Agricultural-related uses** in accordance with Section C3.5 of this Plan;
 - iii) **On-farm diversified uses** in accordance with Section C3.6

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of this Plan;

- iv) Residential uses and additional residential units on existing lots of record in accordance with the local Official Plan; and
 - v) Residential uses and additional residential units on a residential lot created through a farm consolidation and which would be considered a lot that is used for a residence surplus to an agricultural operation in accordance with Section C3.4
- b) In the Agricultural Area designation, all types, sizes and intensities of **agricultural uses** and **normal farm practices** shall be promoted and protected in accordance with Provincial standards.

C3.4 LOT CREATION ON LANDS IN THE AGRICULTURAL AREA DESIGNATION

- a) New lots may be permitted in the Agricultural Area designation if the local Official Plan supports their creation and if:
- i) The lot is to be severed to create a new farm lot and both the retained and severed parcels have lot areas that are specified in the local Official Plan that are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; or,
 - ii) The lot is required for an **agricultural-related use**, provided the new lot is limited to a minimum size needed to accommodate the use and appropriate **sewage and water services**; or
 - iii) The lot is to be created will accommodate a **residence surplus to an agricultural operation** as a result of the acquisition of additional farm parcels to be operated as one farm operation (a farm consolidation) provided the new lot will be limited to a minimum size needed to accommodate the use and appropriate **sewage and water services**; and the approval authority ensures that new residential dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance; or
 - iv) The lot is required for **infrastructure**, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- b) The approaches used to ensure that no new residential dwellings or additional residential units are permitted on the remnant parcel in accordance with Section C3.4 a) iii) may be recommended by the Province, or based on municipal approaches that achieve the same



objective.

- c) Lot adjustments may also be granted for **legal or technical reasons**, such as for easements, correction of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot and do not otherwise conflict with the intent of this Plan and the local Official Plan.

C3.5 AGRICULTURE-RELATED USES

- a) For the purposes of this Official Plan, **agriculture-related uses** are those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.
- b) Proposed **agriculture-related uses** shall be compatible with, and shall not hinder, surrounding agricultural operations.
- c) Policies for **agriculture-related uses** shall be developed in local Official Plans as they are updated to conform to this Plan.
- d) Local municipalities shall permit **agriculture-related uses** based on provincial guidance or local criteria in their Official Plans and implementing zoning by-laws as appropriate.

C3.6 ON-FARM DIVERSIFIED USES

- a) For the purposes of this Official Plan, **on-farm diversified uses** are 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 and electricity generation facilities and transmission systems, and **energy storage systems**.
- b) Proposed **on-farm diversified uses** shall be compatible with, and shall not hinder, surrounding agricultural operations.
- c) Local municipalities shall permit **on-farm diversified uses** based on Provincial guidance in their Official Plans and implementing zoning by-laws as appropriate.

C3.7 NON AGRICULTURAL USES IN THE AGRICULTURAL AREA DESIGNATION

- a) Limited non-residential uses that are not permitted by this Plan in the Agricultural Area designation may only be considered in the



Agricultural Area designation through an Amendment to the local Official Plan that specifically permits the use, provided that all of the following are demonstrated:

- i) The land does not comprise a **specialty crop area**;
- ii) The proposed use complies with the **minimum distance separation formulae**;
- iii) There is an identified need within the planning period for additional land to be designated to accommodate the proposed use; and,
- iv) Alternative locations have been evaluated, and,
 - a. There are no reasonable alternative locations which avoid **prime agricultural areas**; and,
 - b. There are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.
- b) The extraction of **minerals, petroleum resources and mineral aggregate resources** is permitted in the Agricultural Area designation subject to the policies of this Plan and local Official Plans.
- c) When considering a non-agricultural use in accordance with this section of the Plan, impacts from any new or expanding non-**agricultural uses** on the surrounding **agricultural system** are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an **agricultural impact assessment** or equivalent analysis, based on provincial guidance.

C3.8 COMPATIBILITY OF AGRICULTURAL USES WITH OTHER LAND USES

The following land use compatibility policies apply to agricultural operations and non-agricultural operations in all land use designations in the County:

- a) In order to provide farmers with the ability to carry out **normal farm practices**, all new **development** shall be set back from livestock operations in accordance with the **minimum distance separation** one formula as amended. **Development** on lands within Urban Areas And Rural **Settlement Areas** is exempt from this policy.
- b) New and/or expanded livestock facilities shall be set back from existing non-**agricultural uses** in accordance with the **minimum distance separation** two formula, as amended.
- c) The **minimum distance separation formulae** shall be included in

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local zoning by-laws.

C4 RURAL AREA

C4.1 OBJECTIVES FOR THE RURAL AREA DESIGNATION

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in the Rural Area designation.

- a) To promote the diversification of the economic base and employment opportunities through the provision of goods and services, including value-added products and the sustainable management or use of resources;
- b) To encourage the establishment of sustainable and diversified tourism opportunities;
- c) To promote the development of commercial, recreational and industrial uses that are appropriate for the rural and recreational areas of the County and that can be sustained by rural service levels;
- d) To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County;
- e) To provide for the development of residential development, where site conditions are suitable for the provision of appropriate **sewage and water services**;
- f) To ensure that servicing and groundwater issues are considered through the application review process; and
- g) To ensure that new development is **appropriate** for the **infrastructure** which is planned or available and avoid the need for the uneconomical expansion of this **infrastructure**.

C4.2 LOCATION

The Rural Area designation shown on Schedule E to this Plan applies to lands which are located outside of **settlement areas** and the Agricultural Area designation, and which would be considered as **Rural Lands** as defined by the Provincial Planning Statement.

It is recognized that the Rural Area designation on Schedule E overlaps with the NH1 designation on Schedule A. In cases where this overlap exists, the policies of the NH1 designation prevail and nothing in this Plan is intended



to limit the ability of **agricultural uses** to continue.

C4.3 LOT CREATION

Lot creation in the Rural Area designation shall be governed by the policies of the local Official Plan in addition to the relevant policies of this Plan, including Section E1, recognizing that Urban Areas and Rural **Settlement Areas** shall be the focus of growth.

C4.4 PERMITTED USES

- a) Permitted uses in the Rural Area designation include:
- i) Agricultural uses;
 - ii) **Agricultural-related uses** in accordance with Section C3.5 of this Plan;
 - iii) **On-farm diversified uses** in accordance with Section C3.6 of this Plan;
 - iv) Home occupations and home industries;
 - v) Resource-based recreational uses including recreational dwellings that are not intended as permanent residences;
 - vi) Residential development, including lot creation and additional residential units, where site conditions are suitable for the provision of appropriate **sewage and water services**;
 - vii) Commercial and tourist resorts where the principal use is the short-term accommodation of visitors and guests in facilities such as lodges, resorts, hotels, cabins and lakefront villas and which provide access to the travelling and vacationing public to a significant natural asset (such as lakes and rivers or wilderness areas) or human-made tourism asset (such as golf courses and outdoor recreation areas);
 - viii) Rural commercial, industrial and institutional uses provided the use is appropriate given the level of infrastructure and the nature of surrounding land uses;
 - ix) Cemeteries;
 - x) Uses related to the management or use of resources; and,
 - xi) Other rural land uses, as determined by the local municipality.
- b) Local Official Plans are required to determine which of the above uses are to be permitted and under which conditions as appropriate.



- c) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for uneconomical expansion of this **infrastructure**.
- d) It is recognized that on the date of adoption of this Plan certain lands were subject to land use designations in the local Official Plan that permit industrial, commercial or recreational uses. In cases such as these, the policies of the local Official Plan prevail.
- e) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the **minimum distance separation formulae**.

C5 NATURAL HERITAGE ONE (NH1)

C5.1 LOCATION

- a) All lands that are the site of known **significant wetlands, significant coastal wetlands** are designated Natural Heritage One (NH1) on Schedule A. Where information is known, individual **significant wetlands and significant coastal wetlands** are shown on Schedule B1 for information purposes.
- b) While known **significant wetlands** and **significant coastal wetlands have** been designated Natural Heritage One (NH1) on Schedule A, the identification, mapping and significance of others can only be determined after evaluation.
- c) It is recognized that the Agricultural Area and Rural Area designations on Schedule E overlaps with the NH1 designation on Schedule A. In cases where this overlap exists, the policies of the NH1 designation prevail and nothing in this Plan is intended to limit the ability of **agricultural uses** to continue.

C5.2 PERMITTED USES IN SIGNIFICANT WETLANDS AND SIGNIFICANT COASTAL WETLANDS

- a) Permitted uses in significant wetlands and significant coastal wetlands are limited to:
 - i) Forestry in the form of reforestation and regeneration, and excluding commercial logging and managed woodlots;
 - ii) Uses connected with the conservation of water, soil, wildlife and other natural resources; and
 - iii) The continuation of **agricultural uses**.

C5.3 OTHER DEVELOPMENT POLICIES

- a) Other policies respecting **development** and **site alteration** within and adjacent to **significant wetlands** and **significant coastal**



wetlands are contained in Section D1.

- b) It is recognized that the boundaries of the **natural heritage features and areas** shown on the schedules to this Plan may be imprecise and that the boundaries may be refined through the completion of an Environmental Impact Study to the satisfaction of the approval authority.

C6 NATURAL HERITAGE TWO (NH2)

C6.1 LOCATION

- a) All lands that are the site of known **significant Areas of Natural and Scientific Interest** and **significant woodlands** are identified in the Natural Heritage Two (NH2) overlay on Schedule A. Where information is known, individual **significant Areas of Natural and Scientific Interest** and **significant woodlands** are shown on Schedule B1 for information purposes.
- b) While known **significant Areas of Natural and Scientific Interest** and **significant woodlands** have been identified in the Natural Heritage Two (NH2) overlay on Schedule A, the identification, mapping and significance of others can only be determined after evaluation either by the Province in the case of an **Area of Natural and Scientific Interest** or the County, in the case of **significant woodlands**.

C6.2 PERMITTED USES

- a) As the NH2 is an overlay, permitted uses are those in the underlying land use designation shown on Schedule A subject to the policies set out in Section D1.

D NATURAL HERITAGE, RESOURCE AREAS AND HAZARDS

D1 NATURAL HERITAGE

D1.1 OBJECTIVES

It is the objective of this Plan to:

- a) Maintain, restore, or where possible, improve the diversity and connectivity of natural features in the County, and the long-term **ecological function** and biodiversity of **natural heritage systems** recognizing linkages between and among **natural heritage features and areas, surface water features** and **ground water features**;
- b) Establish a resilient, interconnected **natural heritage system** that preserves and enhances natural features, **ecological functions** and native biodiversity, contributes to healthy watersheds, recognizes the important role the agricultural and rural landscape plays in the



system, and maintains the unique natural landscape and geography of the County for future generations;

- c) Identify and maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas;
- d) Recognize the role and value of compatible and complementary agricultural and rural uses in and adjacent to the **natural heritage system** and recognize that flexible approaches to existing uses in the **natural heritage system** are required;
- e) Recognize the important role the **natural heritage system** plays in mitigating the impacts of climate change by protecting and enhancing **natural heritage features and areas, ecological functions**, and connections within the system.
- f) Encourage the acquisition of land that is the site of **natural heritage features and areas** by public authorities or non-profit land trusts for conservation purposes;
- g) Discourage the introduction, planting and/or use of invasive non-native species to minimize their impact on the County's biodiversity;
- h) Provide the tools to properly assess development applications located in close proximity to **natural heritage features and areas**;
- i) Ensure that development is appropriately setback and buffered from **natural heritage features and areas**; and
- j) Provide opportunities, where appropriate, for passive outdoor recreational activities in the **natural heritage system** provided the features and **ecological functions** are not adversely impacted.

D1.2 COMPONENTS OF THE COUNTY'S NATURAL HERITAGE SYSTEM

- a) It is the intent of this Plan that a resilient, interconnected **natural heritage system** that preserves and enhances natural features, **ecological functions** and native biodiversity, contributes to healthy **watersheds**, recognizes the important role the agricultural and rural landscape plays in the system, and maintains the unique natural landscape and geography of the County for future generations be maintained and improved through the life of this Plan.
- b) The following are components of the County's **natural heritage system**, which applies to lands within the Ecoregion 6E boundary as shown on Schedules A, B1, B2 and B3 to this Plan:
 - i) **Natural heritage features and areas** that are designated Natural Heritage One on Schedule A to this Plan;
 - ii) **Natural heritage features and areas** that are within the Natural Heritage Two overlay on Schedule A to this Plan;



- iii) Watercourses (permanent and intermittent); and
- iv) Other supporting features and areas that are shown on Schedules B2 and B3 to this Plan.

D1.3 ENHANCEMENTS TO THE NATURAL ENVIRONMENT

- a) The County supports enhancements to the **natural heritage system** to support **ecological functions** and improve **ecological integrity** of the **natural heritage system**. Enhancements can be as a result of a range of specific actions being undertaken by a landowner, developer, or public agency.
- b) Where the preparation of a **watershed** or sub-**watershed** study or an environmental impact study is required, the study will demonstrate how enhancements to **ecological function, ecological integrity**, or biodiversity of the **natural heritage system** can be achieved, and will be implemented, through for example:
 - i) increases in the spatial extent of a feature or features;
 - ii) increases in biological and habitat diversity;
 - iii) enhancement of ecological system function;
 - iv) enhancement of wildlife habitat;
 - v) enhancement or creation of **wetlands**, water systems or **woodlands**;
 - vi) enhancement of riparian corridors through tree planting and soil stabilization;
 - vii) enhancement of ecological services;
 - viii) enhancement of groundwater recharge areas;
 - ix) establishment or enhancement of linkages or connectivity between **natural heritage features and areas**;
 - x) establishment, enhancement or restoration of **green infrastructure** to prevent and/or mitigate the **effects of a changing climate**; and
 - xi) Restoration of areas that have been degraded or eroded.

D1.4 DEVELOPMENT AND SITE ALTERATION

- a) **Development and site alteration** shall not be permitted in

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significant wetlands and significant coastal wetlands.

- b) **Development and site alteration** shall not be permitted in the following features unless it has been demonstrated that there will be no **negative impacts** on the natural features or their **ecological functions**:
 - i) Significant woodlands;
 - ii) Significant valleylands;
 - iii) **Non-significant coastal wetlands** that are not subject to Section D1.4 a);
 - iv) **Significant wildlife habitat** as shown on Schedule B2; and,
 - v) Significant Areas of Natural and Scientific Interest.
- c) **Development and site alteration** shall not be permitted in **fish habitat** except in accordance with **provincial and federal requirements**.
- d) **Development and site alteration** shall not be permitted in **habitat of endangered species and threatened species**, except in accordance with **provincial and federal requirements**.
- e) While known **natural heritage features and areas** have been identified and shown on the schedules to this Plan, the identification, mapping and significance of others can only be determined after evaluation.

D1.5 CRITERIA FOR SIGNIFICANT WOODLANDS

- a) **Significant woodlands** are 20 hectares in size or larger; OR
- b) have a minimum width of greater than 40 metres for features less than 1.0 hectare OR a minimum width of greater than 20 metres for features greater than 1.0 hectare (and in both cases would not be considered hedgerows) AND
 - i) Contain 2 hectares of greater of forest interior, measured as the area greater than 100 metres from the woodland or canopy edge; OR
 - ii) Occur within 30 metres of a permanent or intermittent stream or other waterbody.

D1.6 ADJACENT LANDS

- a) **Adjacent lands** are the lands contiguous to a **natural heritage feature and area** where it is likely that **development or site**

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alteration would have a **negative impact** on the feature or area. For the purposes of this Plan, **adjacent lands** are defined as all lands within the specified distance of the boundary of **natural heritage features and areas** as set out in **Table D**.

TABLE D
Adjacent Lands

Natural Heritage Feature and Area	Minimum Adjacent Lands (Metres)
Significant wetlands and significant coastal wetlands	120
Significant woodlands	120
Significant wildlife habitat	120
Significant and Regional Areas of Natural and Scientific Interest – Earth Science	50
Significant and Regional Areas of Natural and Scientific Interest – Life Science	120
Significant Valleylands	120
Fish Habitat	120

- b) No **development** or **site alteration** shall be permitted on these **adjacent lands** unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no **negative impact** on the natural features or their **ecological functions**.
- c) The approval authority may reduce the minimum width of the **adjacent lands** and/or scope the requirements of an EIS within the **adjacent lands** set out in **Table D** when **development** or **site alteration** is proposed, if, in the opinion of the approval authority, the proposed **development** or **site alteration** is not anticipated to have a **negative impact** on the natural heritage feature or its **ecological functions**.

D1.7 MINIMUM BUFFERS

- a) **Table E** sets out the minimum buffers required from certain **significant natural heritage features and areas** outside of Urban Areas and Rural **Settlement Areas**:

Table E: Minimum Buffers outside of Urban Areas and Rural Settlement Areas

Natural Heritage Feature or Area	Minimum Buffer
Significant Areas of Natural and Scientific Interest	15 metres
Valleyland (significant)	15 metres
Significant wetlands and significant coastal wetlands	30 metres

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Wildlife habitat (significant)	15 metres
Woodland (significant)	20 metres

Note: Conservation Authority regulatory allowances apply separate from the buffers in this table

- b) The location of the required buffers set out in Table E are intended to align with the edge of the feature. For clarity, if the edge of the feature changes as a consequence of a more detailed review of the feature in accordance with the policies of this Plan, so does the location of the buffer, which is intended to protect the **ecological functions** of the feature over the long term. Reductions in the size of the buffer may be considered by the approval authority, if the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no **negative impact** on the natural features or their **ecological functions** if a reduction in the required buffer is proposed.
- c) Within Urban Areas and Rural **Settlement Areas**, buffers are to be informed by both existing conditions and sensitivities, and the anticipated impacts that a buffer is being used to mitigate. Where possible, opportunities to address impacts (avoid, minimize) through the siting and design of land uses should be considered as part of a layered approach to mitigation. This approach will reduce the overall impact of developments, encourage sustainable design and support development of resilient system(s) and communities.
- d) Based on the above, minimum buffer widths in Urban Areas and Rural **Settlement Areas** will be established in studies prepared to the satisfaction of the approval authority. When determining the appropriate buffer width, consideration will be given to the following matters:
 - i) Enhancement and mitigation opportunities such as vegetative planting within the buffers or fencing on abutting lands;
 - ii) Achieving adequate buffers to stormwater management components, which may necessitate wider buffer widths;
 - iii) The intensity of the abutting land uses as illustrated through specific plans for such uses (i.e., grading, setbacks, maintenance, servicing, built form including height, location of buildings and structures and other activities); and,
 - iv) The ecological functions, characteristics, significance and sensitivity of the feature the buffer is required from.
- e) Where a feature is regulated by a Conservation Authority within an Urban Area or Rural **Settlement Area**, and the regulatory requirements exceed the required buffer as determined through the



policies of this Plan, those regulatory requirements will apply, subject to the provisions of the Conservation Authorities Act.

D1.8 SUPPORTING FEATURES AND AREAS (SFA)

D1.8.1 LOCATION

- a) Supporting Features and Areas (SFA) include the following:
 - i) Candidate earth science Areas of Natural and Scientific Interest;
 - ii) Candidate life science Areas of Natural and Scientific Interest;
 - iii) Candidate **significant wildlife habitat** - forest area sensitive breeding bird habitat;
 - iv) Candidate **significant wildlife habitat** - landbird migratory stopovers;
 - v) Candidate **significant wildlife habitat** - woodland raptor nesting habitat;
 - vi) Other potential **significant wildlife habitat** - such as alvars;
 - vii) Deer yarding or wintering habitat - Type 1;
 - viii) Deer yarding or wintering habitat - Type 2;
 - ix) Enhancement or linkage areas including watercourse-oriented linkages;
 - x) Other wetlands (non-significant or non-evaluated);
 - xi) Regionally important Areas of Natural and Scientific Interest; and
 - xii) Supporting woodlands (non-significant).
- b) Where information is known, individual supporting features and areas are shown on Schedule B2 for information purposes. In addition, enhancement areas and linkages (including watercourse-oriented linkages) are shown on Schedule B3 for information purposes.
- c) On Schedule B3, all mapped features that are designated NH1 on Schedule A are shown as primary features and all mapped features that are identified in the NH2 overlay on Schedule A are shown as secondary features to assist in the interpretation of this schedule.
- d) While some of the supporting features and areas are known and



some have been identified on Schedules B2 and B3, the identification, mapping and significance of others can only be determined after evaluation. In addition, the boundaries of supporting areas and features are subject to change based on the submission of additional information, site visits and/or future assessment and consideration.

D1.8.2 GENERAL DEVELOPMENT POLICIES

- a) When **development** or **site alteration** is proposed within a supporting feature or area shown on Schedules B1 or B2, or within 30 metres of the boundary of the supporting feature or area, an Environmental Impact Study shall be completed that assesses and determines:
 - i) Whether the supporting feature or area is a **significant natural heritage feature or area** and if it is confirmed that a supporting feature or area is one of these features or areas, the relevant policies that apply to those features or areas apply;
 - ii) The boundary of the supporting feature or area along with its ecological functions and relationship to nearby **significant natural heritage feature or areas**; and
 - iii) What conditions should be attached to the approval of the proposed development to enhance the supporting feature or area where possible and to mitigate and minimize impacts on the supporting feature or area.
- b) **Development** and **site alteration** in and within 30 metres of other **wetlands** that are regulated by the applicable Conservation Authority is subject to the policies of the Conservation Authority.
- c) Notwithstanding sub-section a) above, where a site plan pursuant to Section 41 of the Planning Act has been approved on lands that have been identified as being the site of a supporting feature or area on Schedules B1 or B2, that approval can be implemented in accordance with the provisions of the County Official Plan and the Local Official Plan as they existed when the site plan was approved.
- d) Notwithstanding sub-section a) above, where lands have been approved for development by way of Plan of Subdivision or Plan of Condominium on lands that have been identified as being the site of a supporting feature or area on Schedules B1 or B2, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were approved and any conditions that were put in place at the time of approval.



- e) Notwithstanding sub-section a) above, where lands have been approved for a mineral aggregate operation pursuant to a license issued under the Aggregate Resources Act on lands that have been identified as being the site of a supporting feature or area on Schedules B1 or B2, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed to be expanded, then the policies of this Plan fully apply.
- f) Local municipalities are encouraged to go beyond the minimum standards established in this Plan and develop policies for the protection of all wetlands.

D1.8.3 DEVELOPMENT POLICIES – POTENTIAL ENHANCEMENT AREAS POTENTIAL LINKAGE AREAS

- a) Enhancement areas are intended to consist of areas of natural self-sustaining vegetation that increase the ecological resilience and function of individual **natural heritage features and areas** by:
 - i) increasing the size of natural heritage features and areas;
 - ii) connecting **natural heritage features and areas** to create larger contiguous natural areas;
 - iii) improving the shape of **natural heritage features and areas** by filling in bays and inlets (which are areas of intrusion into existing features), or holes in a feature or a gap between two or more features that are in close proximity (less than 30 metres) to increase interior habitat conditions; or,
 - iv) including critical function zones and important catchment areas for sustaining **ecological functions** and/or **hydrological functions**.
- b) Linkage areas are made up of areas of natural or semi-natural corridors of land or water that connect **natural heritage features and areas** and potentially supporting features and areas and which if created or maintained, allow for plants and animals to move between and among **natural heritage features and areas**, in some cases over multiple generations, thereby supporting biodiversity and the sustainability of the overall **natural heritage system**.
- c) In addition to satisfying Section D1.8.2, if the supporting feature or area is a potential enhancement area or potential linkage area that is shown on Schedule B3, the required Environmental Impact Study should:



- i) Determine whether the area identified has the potential to be an enhancement area or a linkage area as defined in sub-sections a) and b) above;
- ii) Assess the ecological benefit of establishing, maintaining or restoring the enhancement area or linkage area;
- iii) Consider how the function and spatial extent of the enhancement area or linkage area could if feasible be incorporated into the design and layout of the proposed development, if located within an urban area or rural **settlement area**; and
- iv) Make recommendations on potentially minimizing the amount of disturbed area if feasible in the enhancement or linkage area, where it is currently in a natural state or under agricultural production, if located in the Agricultural Area or Rural Area designations.

D1.8.4 DEVELOPMENT POLICIES – WATERCOURSE -ORIENTED LINKAGE AREAS

In addition to satisfying Section D1.8.2, if the supporting feature or area is a watercourse-oriented linkage area shown on Schedule B3, the required Environmental Impact Study should:

- a) Assess the ecological features and functions of the watercourse-oriented linkage, including its vegetative, wildlife, and/or landscape features or functions;
- b) Identify appropriate boundaries/widths that permit the movement of wildlife along the watercourse;
- c) Describe the **ecological function** the watercourse-oriented linkage is intended to provide and identifies how these **ecological functions** can be maintained or enhanced within a **development** proposal;
- d) Assess potential impacts on the linkage as a result of the **development**; and,
- e) Make recommendations on how to protect, enhance, or mitigate impacts on the watercourse-oriented linkage and its **ecological functions**.

D1.9 TRANSFER OF NATURAL HERITAGE FEATURES AND AREAS INTO PUBLIC OWNERSHIP

- a) The County may work with the local municipalities and other public agencies and/or non-profit land trust organizations to develop and

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implement a land securement strategy that would result in the transfer of private lands with natural heritage attributes into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply that **natural heritage features and areas** will be purchased by the County or other public or non-profit agencies.

- b) The County and the local municipalities shall consider opportunities to obtain, through dedication, lands with natural heritage attributes through the development approval process.
- c) Arrangements for the conveyance of **natural heritage features and areas** into public ownership shall be undertaken before or concurrent with the approval of development applications through the development approval process.

D1.10 ENVIRONMENTAL IMPACT STUDIES

- a) Where the policies of this Plan require that an Environmental Impact Study ('EIS') be prepared, such an EIS shall be prepared in accordance with the requirements of this section of the Plan.
- b) An EIS required under the policies of this Plan shall be submitted with the **development** application and shall be prepared and signed by a qualified person in accordance with relevant environmental impact study guidelines in addition to the relevant policies of this Plan.
- c) An EIS shall include a detailed inventory of the on-site conditions, including detailed inventory and ecological land classification mapping of vegetation communities, and inventories for natural heritage features and species using accepted methods, criteria, and survey protocols undertaken at the appropriate time of year. This inventory and characterization shall extend to adjacent lands, with field surveys undertaken where permission to enter is granted.
- d) The approval authority may scope or waive the requirement for an EIS to support a development proposal within or adjacent to **natural heritage features and areas** if, in the opinion of the approval authority the proposed development is minor and is not anticipated to have a **negative impact** on the **natural heritage feature and area** or its **ecological functions** or if the policies of this Plan provide an exception to the submission of an EIS related to the **natural heritage feature and area**.
- e) The approval authority may scope or waive the requirement for an EIS to support a **development** or **site alteration** proposal within or adjacent to a supporting feature or area if, in the opinion of the approval authority the proposed development is minor.



- f) The approval authority, in consultation with the appropriate Conservation Authority if applicable, must be satisfied with an EIS prior to the granting of **development** approvals. The recommendations of an EIS shall be implemented through the planning approvals process.
- g) The approval authority may require an independent peer review of an EIS, with the costs to be borne by the applicant.
- h) The purpose of an EIS is to:
 - i) Collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of **natural heritage features and areas** and associated **ecological functions** and hydrological functions that exist on the subject lands and/or **adjacent lands**;
 - ii) Determine whether there are any additional **natural heritage features and areas** on the subject lands and nearby lands and that meet the accepted criteria established by the Province, as amended from time to time;
 - iii) Undertake a comprehensive impact analysis in order to determine whether or not the proposed **development** and/or **site alteration** will have a **negative impact** on **natural heritage features and areas** and their **ecological functions**;
 - iv) Propose appropriate mitigation measures or revisions to the proposed **development** and/or **site alteration** to reduce or avoid **negative impacts**;
 - v) Clearly articulate any **negative impacts** that cannot be avoided or mitigated;
 - vi) Where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
 - vii) Demonstrate that the proposed **development** and/or **site alteration** supports the County's objectives for the **natural heritage system**.
- i) Local municipalities are encouraged to develop their own terms of reference for the preparation of Environmental Impact Studies, provided the general intent of this Official Plan is maintained.



D1.11 SIGNIFICANT WOODLANDS AND ANTHROPOGENIC DISTURBANCES

- a) Where a feature was identified as a **significant woodland** as of the date of approval of this Plan and no longer meets the definition of **significant woodland** due to either a natural or unauthorized anthropogenic disturbance, the feature shall retain its status as a **significant woodland** and the policies of this Plan protecting **significant woodlands** will continue to apply.
- b) Notwithstanding the above, this Plan recognizes that the **ecological functions** of some **significant woodlands** or other **woodlands** or portions thereof in Urban Areas, Rural **Settlement Areas** or in developed shoreline areas may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native **woodland**. In cases such as these, consideration can be given to reclassifying all or a portion of such a **woodland** as a cultural and regenerating woodland. **Woodlands** (including plantations) established and/or managed for the purpose of restoring a native tree community cannot be classified as **cultural and regenerating woodlands**.
- c) In order for a **woodland** to be identified as a cultural and regenerating woodland, all of the following must be met, as determined through an Environmental Impact Study:
 - i) The **woodland** is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.);
 - ii) The area was not treed approximately 20 to 30 years ago as determined through air photo interpretation or other suitable technique;
 - iii) The soils have been degraded, through compaction, topsoil removal or as a result of substantial erosion from over-use and/or if the **woodland** may be regenerating on fill; and
 - iv) There is limited ability to maintain or restore self-sustaining ecological functions typical of native **woodlands**.
- d) If the tests set out in Section D1.11 c) have been satisfied to the satisfaction of the approval authority, and it has been concluded that the woodland is a cultural and regenerating woodland, the removal of the treed area of a cultural and regenerating woodland may be permitted without an Amendment to this Plan being required subject to preparing a woodland enhancement plan in accordance with



Section D1.11 e) that demonstrates an enhancement in **woodland** area is achieved, either on the same property or in the immediate area.

- e) A required woodland enhancement plan must be prepared to the satisfaction of the approval authority, in consultation with other agencies. As part of requirement for a woodland enhancement plan the following should be taken into consideration:
 - i) If the removal occurs within a **settlement area**, the required enhancement also be provided in the **settlement area**;
 - ii) That the enhancement be in the form of a **woodland** and not just the planting of individual trees, i.e., street planting or ornamental tree planting in a park setting is not considered **woodland** enhancement;
 - iii) The goal of the **woodland** enhancement is it so create a native **woodland** of equal or greater size;
 - iv) Landscape ecology principles including size, patch shape, connectivity, edge to area ratio should be considered;
 - v) Responsibilities will be determined for who will undertake the restoration of the **woodland** and the schedule for implementing the plan;
 - vi) The woodland enhancement plan includes a program for the long-term maintenance and management of the restoration **woodland** until such time as it is deemed to be self-sufficient or when a public agency assumes responsibility for it; and,
 - vii) The plan includes a monitoring plan and periodic reporting to determine if the **woodland** is progressing toward the approved goal(s) and objectives of the Plan.

D1.12 AGRICULTURAL USES

Nothing in this Plan is intended to limit the ability of **agricultural uses** to continue in areas that are the site of a **natural heritage feature and area**.

D1.13 IMPLEMENTATION AND TRANSITION

- a) Local municipalities are required to incorporate the NH1 designation and NH2 overlay in their Official Plans. Local municipalities are encouraged to incorporate the mapping of supporting features and areas in their Official Plans as appropriate.
- b) Through the process of implementation, local municipalities may refine the boundaries of **natural heritage features and areas** within

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the NH1 designation and NH2 overlay on the basis of updated information and or detailed studies in consultation with the County.

- c) Local municipalities are required to incorporate the NH1 designation and NH2 overlay as determined in the local Official Plan in their Zoning By-laws.
- d) Where a secondary plan has been approved, those portions that are not yet the site of a draft approved Plan of Subdivision or Plan of Condominium shall be reviewed to determine how the intent of this Plan with respect to the **natural heritage system** can be achieved on the lands affected.
- e) For secondary plans in process, the policies of this Plan shall be taken into account in the work program and final product, to the satisfaction of the County.
- f) Where a site plan pursuant to Section 41 of the Planning Act has been approved, that approval can be implemented in accordance with the provisions of the County Official Plan and the Local Official Plan as they existed when the site plan was approved.
- g) Where lands have been approved for development by way of Plan of Subdivision or Plan of Condominium, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were approved and any conditions that were put in place at the time of approval.
- h) If a draft plan approval is proposed to be extended, the approval authority may review the findings and recommendations made in the studies that supported the initial draft plan approval and request that the studies be updated to determine if changes to the layout of the draft plan and/or any of the conditions need to be made before the extension request is granted.
- i) The County encourages the local municipalities to review older existing draft plan approvals to determine if updates are required.
- j) If a draft plan lapses or is withdrawn, any subsequent application shall conform to this Plan.
- k) Where major modifications to a draft plan are proposed, the revised plan shall be designed to reduce impacts on the **natural heritage system**.
- l) Notwithstanding sub-section a) above, where lands have been approved for a **mineral aggregate operation** pursuant to a license issued under the Aggregate Resources Act, that approval can be



implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed to be expanded, then the policies of this Plan fully apply.

D1.14 WATERCOURSES AND SURFACE WATER FEATURES

- a) It is the intent of this Plan to recognize the importance of the **ecological** and **hydrological function** of all watercourses and **surface water features**, and their associated **floodplains**, valleys and stream corridors, which can serve as key components and linkages in the County's **natural heritage system**. Watercourses and **surface water features** are generally shown on the schedules to this Plan.
- b) The County encourages the regeneration of natural areas near watercourses and **surface water features** and the protection of headwater areas for maintaining natural hydrological processes within a **watershed**.
- c) A minimum 30 metre setback from the high water mark shall be required for all development, excluding shoreline structures, open decks and accessory structures, unless a greater setback is specified by this Plan. Where these setbacks cannot be achieved, a lesser setback may be considered in the following circumstances provided impact mitigation measures are implemented:
 - i) Sufficient lot depth is not available;
 - ii) Terrain or soil conditions exist which make other locations on the lot less suitable;
 - iii) Redevelopment on an existing lot is proposed where the setback is not further reduced;
 - iv) Redevelopment on an existing lot where the setback is further reduced and a net improvement over the existing situation is achieved; or
 - v) The lot is located within a **settlement area** and a net improvement over the existing situation is achieved.
- d) Where new residential waterfront lots are being created or where vacant residential waterfront lots are being developed, a target of 75% of the area within 30 metres of the shoreline should be maintained in a natural state to the extent feasible to reduce erosion and sediment run-off. The linear vegetative buffer should be consecutive where



terrain and soil conditions permit. Within this area, impervious surfaces shall also be minimized to the extent feasible.

- e) Where additions to existing buildings are proposed, or where existing buildings are being reconstructed, or where an existing vacant lot with limited depth exists, or where the lot is located within a **settlement area**, it shall be demonstrated that a net improvement over the existing situation with respect to the retention, enhancement and/or establishment of vegetation within 30 metres of the shoreline can be achieved through the design of the development and/or implementation.
- f) Large development proposals (ie: greater than 5 lots, resort/condominium development, or plans of subdivision) adjacent to surface water features are to be supported with a Site Evaluation Report in consultation with the Ministry with jurisdiction. This is to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, types of soils, stormwater management and vegetation.
- g) Maximizing waterbody setbacks is a key tool in building resiliency against the impacts of a changing climate and flooding, as greater flood depths and velocities are generally associated with closer proximities to the shoreline.

D2 WATER RESOURCES

D2.1 REQUIREMENTS FOR PLANNING AUTHORITIES

All planning authorities within the County shall protect, improve or restore the **quality and quantity of water** by:

- a) Using the **watershed** as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of **development**;
- b) Minimizing potential **negative impacts**, including cross-jurisdictional and cross-**watershed** impacts;
- c) Identifying **water resource systems** consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- d) Maintaining linkages and related functions among **ground water features, hydrologic functions, natural heritage features and areas**, and **surface water features** including shoreline areas;



- e) Implementing necessary restrictions on **development** and **site alteration** to:
 - i) Protect all municipal drinking water supplies and **designated vulnerable areas**; and,
 - ii) Protect, improve or restore **vulnerable surface** and **ground water**, sensitive surface water features and sensitive ground water features, and their **hydrologic functions**;
- h) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- i) Ensuring consideration of environmental lake capacity, where applicable; and,
- j) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

D2.2 RESTRICTION ON DEVELOPMENT AND SITE ALTERATION

- a) **Development** and **site alteration** shall be restricted in or near **sensitive surface water features** and **sensitive ground water features** such that these features and their related **hydrologic functions** will be protected, improved or restored.
- b) Mitigative measures and/or alternative **development** approaches may be required in order to protect, improve or restore **sensitive surface water features, sensitive ground water features**, and their **hydrologic functions**.
- c) Local municipalities are encouraged to identify **sensitive surface water features** and **sensitive ground water features** in their Official Plans.

D2.3 SOURCE PROTECTION PLANS

D2.3.1 OVERVIEW

- a) Within the County of Lennox & Addington three Source Protection Plans have been prepared in compliance with the Clean Water Act, 2006. These plans are the Mississippi - Rideau Source Protection Plan, the Cataraqui Source Protection Plan and the Quinte Region Source Protection Plan and they are in effect.
- b) The Source Protection Plans and associated technical studies (Assessment Report) look at the existing and future sources of



municipal drinking water, identify the potential threats to these sources and include policies for actions and programs to reduce, manage or eliminate these threats.

- c) Once a Source Protection Plan and Assessment Report are approved and in effect, as amended from time to time, all municipal decisions made under the Planning Act shall conform with the **significant** threat policies and have regard to moderate and low threat policies. The policies apply to **designated vulnerable areas** identified in the technical studies (Assessment Report) for the Source Protection Plan, including “Wellhead Protection Areas” (WHPA), and “Intake Protection Zones” (IPZs), Highly Vulnerable Aquifers (HVAs), and Significant Groundwater Recharge Areas (SGRAs). Mapping of each of these areas will be shown in local Official Plans.
- d) Within **designated vulnerable areas** identified in an approved Source Protection Plan any use or activity that is, or would be, a **significant** drinking water threat is required to conform to all applicable Source Protection Plan policies and, as such, may be prohibited, regulated or otherwise restricted by those Source Protection Plan policies.
- e) Where required by policies in an approved Source Protection Plan, the lower tier municipalities shall circulate all **development** applications or proposed land use changes to the Risk Management Official (RMO) for applications within a **designated vulnerable area**.

D2.3.2 DESIGNATED VULNERABLE AREAS

Highly vulnerable aquifers cover most of the County, while significant groundwater recharge areas cover mostly the southern extent of the County. The County will consider impacts to groundwater quality and quantity in planning decisions as it relates to these types of vulnerable areas.

Designated vulnerable areas must be shown on the schedules to local Official Plans and shall be protected and managed in a manner which ensures the sustained quality and quantity of the municipal drinking water source and shall be subject to the following specific policies:

- a) Notwithstanding the land uses and activities permitted by the underlying land use designations, shown on the Schedules to this Plan, land use activities that have been identified by a Source Protection Plan as being prohibited within **designated vulnerable areas** shall not be permitted.
- b) In order to implement Section D2.3.2 a), local Official Plans shall contain policies that identify the land uses and activities that are impacted by a Source Protection Plan and which may be prohibited in **designated vulnerable areas**.



- c) Notwithstanding the uses permitted by the underlying land use designations shown on the Schedules to this Plan, uses/activities may only be permitted within the **designated vulnerable areas** if the applicant demonstrates to the satisfaction of the local municipality or risk management official, as applicable, that the proposed use/activity is in conformity with the policies contained within the relevant Source Protection Plans.
- d) Legally existing uses that are located within **designated vulnerable areas**, but which are regulated by the provisions of a Source Protection Plan policy and/or are incompatible with the provisions of this section of the Official Plan may be permitted to expand subject to the policies of this Official Plan and the relevant Source Protection Plan. Such uses shall be required to undertake measures that would protect municipal drinking water sources in the **designated vulnerable areas**. Notwithstanding the above, there may be uses that are not permitted to expand according to the relevant Source Protection Plan and these uses will be specifically identified in the local Official Plans.
- e) Within **designated vulnerable areas** where threats to drinking water could be **significant**, an application made under the provisions of the Planning Act will not be considered unless the Risk Management Official issues a notice to the person as per sub section 59(2) of the Clean Water Act S.O. 2006.
- f) Nothing in this plan limits the lower tier municipality in being more restrictive in the protection of municipal drinking water sources and **designated vulnerable areas**.

D2.4 STORMWATER MANAGEMENT

Planning for stormwater management shall:

- a) be integrated with planning for **sewage and water services** and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
- c) minimize erosion and changes in water balance including through the use of **green infrastructure**;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces;
- f) promote best practices, including stormwater attenuation and re-use,



water conservation and efficiency, and **low impact development**; and

- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a **watershed** scale.

D2.5 LAKE TROUT LAKES

- a) The County of Lennox and Addington has eighteen sensitive cold water lake trout lakes classified by the Ministry with jurisdiction within its geography. Fifteen of these lakes have been classified by the Ministry with jurisdiction as “at capacity” for development and three are classified as “not at capacity” for development. At the time of approval of this plan, the following lakes are deemed to be at capacity: Ashby (Thirty Island) Lake, Ashden (Ashby White), Barnard (Clear), Buckshot (Indian), Crystal, Effingham, Fox, Grimsthorpe (Long), Joeperry (Wolf), Long Mallory, Loyst, Otter (Cotter), Rainy, Simpson, and Weslemkoon. The following lake trout lakes are deemed to be not at capacity at the time of approval of this Plan: Barker (Bark), Mazinaw, and Trout.
- b) Local municipalities shall include policies within their Official Plans that deal with **development** adjacent to these lakes and with development on existing lots of record. These policies shall take into account Provincial guidelines (including but not limited to the Provincial Lakeshore Capacity Assessment Handbook) aimed at protecting the water quality of these lakes.
- c) The creation of new lots within 300 metres of at-capacity lake trout lakes shall not be permitted except where:
 - i) All new leaching beds are set back at least 300 metres from the shoreline of the lake;
 - ii) All new leaching beds are located such that they would drain into the drainage basin of another waterbody that is not at capacity;
 - iii) To separate existing habitable dwellings, each on a lot capable of supporting a Class 4 sewage system, provided that the land use would not change; or
 - iv) Where it is demonstrated through the submission of a site specific soils investigation prepared by a qualified professional in consultation with the Ministry with jurisdiction, if applicable, that there are undisturbed native soils over 3 metres in depth on the site and which meet Provincial requirements for chemical composition and hydrological



conditions.

Where lot creation or development is permitted subject to these criteria, planning tools must require long-term monitoring and maintenance of specific conditions.

D2.6 WATERSHED AND SUB-WATERSHED PLANNING

- a) This Plan supports the implementation of an advanced form of integrated **watershed** management in the County, which is designed ultimately to drive all aspects of environmental management and land-use planning.
- b) Integrated **watershed planning** will be guided by a net benefit mitigation hierarchy, which is a sequential approach to planning and decision-making where emphasis is placed on avoidance, followed by minimization and mitigation to achieving no **negative impact** before considering other options.
- c) The net benefit mitigation hierarchy requires that the outcome exceeds no **negative impact** and achieves a net positive outcome. The net gain mitigation hierarchy is generally described as follows and is required to be relied upon in future detailed studies for major Secondary Plans or major **settlement area** expansions:
 - i) Avoid Creating the Impact – this can be achieved through a range of actions including protecting features and functions, siting, management techniques and design;
 - ii) Minimize and Mitigate the Impact(s) – where impacts cannot be avoided, effort should be placed on opportunities to minimize impacts to the extent possible and mitigate remaining impacts;
 - iii) Restore the System – Restoration includes opportunities to address existing issues or impacts to improve the form or function of the system in the original location;
 - iv) Enhance the System – Enhancements in the system context generally include additions to natural cover, increasing habitat diversity to enhance functions, etc. These can be used to support retaining a feature in-situ to avoid impact(s) and support achieving a net benefit outcome; and
 - v) Replication/Compensation – Replication and/or compensation may be considered in limited circumstances. Replication and/or compensation are to be considered only after consideration is given to preceding steps in the hierarchy.



- d) Integrated **watershed planning** will inform:
- i) The development of an interactive hydrological model of the entire watershed covering both the landscape and the rivers and lakes;
 - ii) The identification and refinement of water resource systems;
 - iii) Risk management strategies to address impacts from flooding, drought, erosion and climate change;
 - iv) The protection, enhancement, or restoration of the quality and quantity of water; and
 - v) Planning for infrastructure.
- e) **Watershed planning** typically includes
- i) **Watershed** characterization;
 - ii) A water budget and conservation plan;
 - iii) Nutrient loading assessments;
 - iv) Assessment of climate change impacts and severe weather events;
 - v) Land and water use management objectives and strategies;
 - vi) Natural hazard identification including areas susceptible to flooding and erosion;
 - vii) Scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures including **watershed** management options;
 - viii) An environmental monitoring plan;
 - ix) Requirements for the use of environmental best management practices, programs, and performance measures;
 - x) Establishing criteria for evaluating the protection of **quality and quantity of water**;
 - xi) The identification and protection of hydrologic features and **hydrologic functions** and the inter-relationships between or among them;
 - xii) Targets for the protection and restoration of riparian areas; and



- xiii) Adaptive management frameworks.
- f) A subwatershed plan, or its equivalent, shall be prepared by the proponent to inform the identification of the **natural heritage system**, **hazardous lands** and **hazardous sites** and the development of policies to protect the **natural heritage system** when major Secondary Plans or major **settlement area** expansions are proposed. Such a sub-watershed plan, or equivalent, shall:
 - i) Consider existing development and evaluate impacts of any potential or proposed land uses and development;
 - ii) Identify hydrologic features, areas, linkages, and functions;
 - iii) Identify a natural heritage system, natural heritage features and areas and related hydrologic functions; and
 - iv) Provide for protecting, improving, or restoring the quality and quantity of water within a sub-watershed through adaptive management.

D3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

D3.1 OBJECTIVES

It is the objective of this Plan that the County and local municipalities encourage the conservation of cultural heritage resources, which includes their identification, protection, management and use by:

- a) Conserving **protected heritage properties** which may contain **built heritage resources**, **cultural heritage landscapes**, and **archaeological resources**;
- b) Conserving and mitigating impacts to **protected heritage properties** including when undertaking public works; and
- c) Engaging early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing cultural heritage resources.

Local official plans shall include policies requiring technical cultural heritage studies (e.g., archeological assessment, heritage impact assessment and/or conservation plan) to be prepared by a qualified professional whenever a development has the potential to impact a **protected heritage property** through alteration, demolition, or removal.



D3.2 TYPES OF CULTURAL HERITAGE RESOURCES

The cultural heritage resources of the County generally include:

- a) **Built heritage resources;**
- b) **Cultural heritage landscapes;**
- c) **Archaeological resources** which include marine **archaeological resources**.

D3.3 BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES

- a) Planning authorities shall not permit **development** and **site alteration** on **adjacent lands** to **protected heritage property** unless the **heritage attributes** of the **protected heritage property** will be **conserved**.
- b) Local Official Plans shall contain policies on the designation of properties under the Ontario Heritage Act, including the establishment of Heritage Conservation Districts and the need for Heritage Impact Assessments, as required.
- c) Local Official Plans shall include policies to conserve cultural heritage resources, such as the establishment of municipal heritage committees, maintenance of a municipal heritage register, and designation, including the process to demolish or alter a designated property
- d) Pursuant to the Ontario Heritage Act, a local municipal Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:
 - i) Designate properties to be of cultural heritage value or interest
 - ii) Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
 - iii) Designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

D3.4 ARCHAEOLOGICAL RESOURCES

- a) **Development** and **site alteration** shall not be permitted on lands containing **archaeological resources** or **areas of archaeological potential** unless **significant archaeological resources** have been **conserved**. Any alterations to known archeological sites will only be



performed by archaeologists licensed under the Ontario Heritage Act.

- b) The County and/or local municipalities shall require an archaeological assessment as a condition of any development proposal affecting areas containing **archeological resources** or **areas of archeological potential**. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Provincial ministry with jurisdiction as well as licensing requirements under the Ontario Heritage Act.
- c) The appropriate Indigenous community shall be engaged early with regard to the identification of burial sites and **archaeological resources** affiliated with their community.
- d) Where **development** has the potential to impact a known or suspected cemetery or burial site, the relevant approval authority shall require an archaeologist assessment by a licensed archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. **Development** shall be guided by this legislation and in accordance with any directives from the Province.
- e) The County may consider, in partnership with Indigenous communities, local municipalities and other stakeholders a County Archaeological Management Plan which considers:
 - i) The locations of archaeological resources and areas of archaeological potential; and,
 - ii) Protocols for the conservation of **archaeological resources**.
- f) Where an archaeological assessment is required, **development** and **site alteration** shall not proceed until the assessment or assessments have been entered into the Ontario Public Register of Archaeological Reports, and where these reports conclude that:
 - i) The assessment of the area is complete; and
 - ii) All archaeological sites identified by the assessment are either of no further cultural heritage value or interest, or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

D3.5 MARINE ARCHAEOLOGICAL RESOURCES

- a) The County recognizes that, within its boundaries, there may be marine **archaeological resources** from the pre-historic period through the modern era up to the last 50 years.



- b) The approval authority shall, prior to approving a **development** or **site alteration** proposal where there is potential for marine **archaeological resources**, require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act.
- c) In considering applications for waterfront **development**, the approval authority shall ensure that marine **archaeological resources** are not adversely affected. When necessary, the approval authority will require satisfactory measures to ensure that such marine **archaeological resources** are **conserved**.

D3.6 MUNICIPAL PUBLIC WORKS

- a) The County shall make every effort to **conserve** known and potential cultural heritage resources and **areas of archaeological potential** when undertaking County public works, such as roads, bridges and other **infrastructure** projects. Local municipalities are encouraged to support cultural heritage conservation by reviewing public works to determine impacts on known and potential cultural heritage resources.
- b) The County encourages utility companies to place equipment and devices in locations that avoid direct and indirect impacts to cultural heritage resources.

D3.7 ACCESSIBILITY AND CULTURAL HERITAGE CONSERVATION

In attaining its goal for establishing a barrier-free environment to County owned property, the County shall endeavor to provide access solutions in a manner that **conserves** the cultural heritage value or interest of a **protected heritage property**. The County recognizes that standardized designs may not always suffice and that each **protected heritage property** will require unique accessibility plans to ensure that alterations do not adversely affect the **heritage attributes** of the property.

D4 MINERALS AND PETROLEUM RESOURCES

D4.1 LOCATION

- a) Known **significant areas of mineral potential** (gold, silver, lead, zinc, mica, copper and garnet) are shown on Schedule C to this Plan.
- b) **Petroleum resources** are shown on Appendix A.



D4.2 PROTECTION OF LONG-TERM RESOURCE SUPPLY

- a) **Mineral mining operations** and **petroleum resource operations** shall be protected from **development** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- b) Known **mineral deposits**, known **petroleum resources** and **significant areas of mineral potential** shall be identified and **development** and activities in these resources or on **adjacent lands** which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - i) Resource use would not be feasible; or
 - ii) The proposed land use or development serves a greater long-term public interest; and,
 - iii) Issues of public health, public safety and environmental impact are addressed.

D4.3 REHABILITATION

Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

D4.4 DEVELOPMENT ON ADJACENT LANDS

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

D5 MINERAL AGGREGATE RESOURCES

D5.1 OBJECTIVES

It is the objective of this Plan to:

- a) Ensure that as much of the **mineral aggregate resources** as is realistically possible is made available as close to market as possible;
- b) Recognize existing **mineral aggregate operations** and protect them from activities that would preclude or hinder their continued use or expansion;



- c) Protect mineral aggregate resources for long term use and protect known **deposits of mineral aggregate resources** for potential future extraction;
- d) Ensure that extraction is carried out in a manner that minimizes social, economic and environmental impacts;
- e) Encourage **mineral aggregate resource conservation**, including through the use of accessory aggregate recycling facilities within operations, wherever feasible; and,
- f) Ensure that final and progressive rehabilitation occurs to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

D5.2 LOCATION

- a) Known **deposits of mineral aggregate resources** are shown on Schedule C of this Plan as selected sand and gravel resource areas of primary and secondary significance and selected bedrock area. The boundaries of these areas are considered to be approximate. The identification of these deposits on Schedule C does not imply support by the County for any license application under the Aggregate Resources Act in these areas or for any application to establish **mineral aggregate operation** through a local Planning Act process.
- b) There is potential for **deposits of mineral aggregate resources** to exist outside of the areas mapped on Schedule C.
- c) New mineral **aggregate resource operations** and changes to existing boundaries will be updated at the time of review of the County Official Plan under the Planning Act so that it may be accurately identified on Schedule C.
- d) Licensed **mineral aggregate operations** are shown on Schedule C of this Plan. These licensed **mineral aggregate operations** have been identified for information purposes. The **development** of a new **mineral aggregate operation** or the expansion of an existing **mineral aggregate operation** is subject to the policies of the local Official Plans and does not require an Amendment to this Plan.

D5.3 DEMONSTRATION OF NEED FOR MINERAL AGGREGATE RESOURCES

Demonstration of need for **mineral aggregate resources**, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of **mineral aggregate resources** locally or elsewhere.



D5.4 PROTECTION OF LONG TERM RESOURCE SUPPLY - MINERAL AGGREGATE OPERATIONS

- a) **Mineral aggregate operations** shall be protected from **development** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- b) Existing **mineral aggregate operations** shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, Section D5.5.1 continues to apply.
- c) When **development** is proposed within 300 metres of pit and 500 metres from a quarry, the approval authority shall require a land use compatibility assessment to determine conformity with this section of the Plan.

D5.5 PROTECTION OF LONG TERM RESOURCE SUPPLY - DEPOSITS OF MINERAL AGGREGATE RESOURCES

D5.5.1 DEVELOPMENT IN MINERAL AGGREGATE RESOURCE AREAS

In known **deposits of mineral aggregate resources** and on **adjacent lands**, **development** and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) Resource use would not be feasible; or
- b) The proposed land use or **development** serves a greater long-term public interest; and,
- c) Issues of public health, public safety and environmental impact are addressed.

For the purposes of Section D5.5 of this Plan, **adjacent lands** are lands that are 300 metres from identified sand and gravel resources or operations, and 500 metres from identified bedrock resources or operations.

D5.5.2 EXEMPTION #1 TO SECTION D5.5.1 - CLUSTERS OF DEVELOPMENT IN AGRICULTURAL AREA AND RURAL AREA DESIGNATIONS

- a) Any form of **development** within clusters of non-farm development



outside of settlement areas is exempted from Section D5.5.1 of this Plan, with the determination of where such clusters are located to be made by the local municipalities.

- b) Factors to consider in making a determination on whether a cluster exists are below:
 - i) For such a cluster to be a cluster, the residential and other non-agricultural uses in the cluster should be predominately located on smaller lots that do not exceed 1.0 to 2.5 hectares in size.
 - ii) If one or more uses inside the cluster were located on lots that have a considerable depth, only a front portion of the lots would be netted out.
 - iii) Vacant and potentially developable land within the cluster would be included in the cluster provided the residential and other non-agricultural uses located on the same side of the road are located close enough together.
 - iv) In no case can lands that have the effect of extending a cluster in a linear manner be included within the cluster for the purposes of this policy.

D5.5.3 EXEMPTION #2 TO SECTION D5.5.1 - AGRICULTURAL RELATED DEVELOPMENT

The development and/or expansion of an **agricultural use**, an **agricultural related use** and an **on-farm diversified use** in the Agricultural Area designation is exempted from Section D5.5.1 of this Plan, provided an Official Plan Amendment is not required and provided a new lot is not required to establish the use.

D5.5.4 EXEMPTION #3 TO SECTION D5.5.1 - TYPES OF PLANNING ACT APPLICATIONS

The following applications are exempted:

- a) The creation of a lot to accommodate an existing habitable farm dwelling that has become surplus to a farming operation;
- b) The adjustment of a lot line for **legal or technical reasons**;
- c) The re-zoning of land for the expansion of a commercial, industrial or recreational use in the Agricultural Area and Rural Area designations provided an amendment to the local Official Plan is not required and provided the use does not include the establishment of sensitive receptors;



- d) The expansion of a legal non-conforming use, provided such an expansion meets all of the other tests in the local Official Plan; and,
- e) Any application for minor variance, regardless of location.

D5.5.5 REQUIREMENTS FOR A SECTION D5.5.1 ASSESSMENT

- a) Schedule C identifies **deposits of mineral aggregate resources** throughout the County. However, the identification of these deposits on Schedule C does not necessarily mean that all areas identified are appropriate for the development of **mineral aggregate operations**, because of natural heritage, land use compatibility, transportation and/or hydrogeological constraints nor does it imply that the quality of the **mineral aggregate resource** at any given location is also suitable.
- b) In cases where a proposed development is not exempt from Section D5.5.1 of this Plan in accordance with Sections D5.5.2, D5.5.3 and D5.5.4, the following factors shall be considered by the approval authority in determining whether an assessment is required in support of an application for **development** on lands that have been identified as **deposits of mineral aggregate resources** and **adjacent lands** on Schedule C:
 - i) The nature and location of other non-aggregate resource uses in the area and their potential impact on the feasibility of establishing a **mineral aggregate operation** on the subject lands and **adjacent lands**;
 - ii) The nature and location of the potential land uses in the area based on the land use policies in the local Official Plan and zoning bylaw particularly if the land uses have yet to be established;
 - iii) The nature of the road network in the area and its ability to potentially accommodate **mineral aggregate operations** in the future;
 - iv) The configuration of the parcels of land in the area and whether the parcels are large enough and of a shape that would support **mineral aggregate operations**;
 - v) The depth of the overburden on the subject lands and on **adjacent lands** and whether the depth precludes the economical extraction of the **mineral aggregate resource**;
 - vi) The nature and potential impact of **natural heritage features and areas** in the immediate area on the potential for **mineral aggregate operations** in the area in the future;



- vii) The nature and location of any sensitive surface water and ground water features in the area and its impact on **mineral aggregate operations**;
 - viii) The quality of the **mineral aggregate resource** on the subject lands and in the immediate area; and,
 - ix) The presence of archaeological resources, built heritage resources and cultural heritage landscapes on the subject lands or in the immediate area.
- c) Where an assessment is determined to be required, proponents shall submit a mineral aggregate resources study completed by a qualified professional to demonstrate that the criteria of section D5.5.1 have been met. The approval authority may look to the Ministry with jurisdiction to provide information and recommendations with respect to proposals affecting **deposits of mineral aggregate resources**. Aggregate resource testing and statements from local industry representatives may be recommended to better assess the viability of the resource.

D5.6 APPLICATION REQUIREMENTS

Any application for Amendment to the local Official Plan and/or the zoning by-law to establish or expand a **mineral aggregate operation** shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on Provincial standards, regulations and guidelines, where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the **mineral aggregate operation**. All applications shall be supported by information that address:

- a) The impact of the operation of the **mineral aggregate operation** on:
 - i) The natural heritage features and areas and ecological functions on the site and within **adjacent lands**;
 - ii) Nearby communities, residences and businesses;
 - iii) Agricultural resources and activities;
 - iv) The quality and quantity of groundwater and surface water;
 - v) The archaeological resources, built heritage resources and cultural heritage landscapes on the site and in the area;
 - vi) The groundwater recharge and discharge functions on the site and within 500 metres;



- vii) Surface water features in the area; and,
- viii) Nearby wells used for drinking water purposes.
- b) The effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route considering among other matters the following:
 - i) The types of operations proposed;
 - ii) Current road standards and an assessment of the proposed haul route relative to those standards;
 - iii) Anticipated type of truck traffic; and
 - iv) Increases in background traffic levels together with current levels of truck traffic and other traffic;
- c) The suitability of any new haul route. It is a policy of this Plan to encourage the establishment of new **mineral aggregate operations** on established haul routes. If a new haul route is proposed, it shall only be approved if it has been demonstrated that:
 - i) The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed;
 - ii) The selection and design of the proposed haul route has taken into consideration and addressed impacts on existing and permitted **sensitive land uses** along the proposed haul route;
 - iii) The design of the new haul route has taken into consideration the existing road right-of-way characteristics including existing trees and vegetation within the road right-of-way, wood, wire, stump and stone fence lines within or adjacent to the right-of-way or other historical landscape remnants and where practical has identified means by which such features will be retained in order to minimize the impacts on the character of the area;
 - iv) The design of the new haul route has taken into consideration the physical characteristics of the potential route including road classification, load limits, road surfacing and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders and the means to address any deficiencies; and,
 - v) The design of the haul route has taken into consideration the traffic impacts (both operational and physical) resulting from



the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures that will be employed to address these impacts.

- d) The impact of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
- e) How the impacts from the proposed **mineral aggregate operation** on adjacent uses will be mitigated in order to lessen those impacts; and,
- f) How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

D5.7 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment, zoning or development permit under the Planning Act in all areas, except those areas of existing **development** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

D5.8 MINERAL AGGREGATE OPERATIONS IN PRIME AGRICULTURAL AREAS

In **prime agricultural areas**, on **prime agricultural land**, extraction of **mineral aggregate resources** is permitted as an interim use provided that impacts to the **prime agricultural areas** are addressed in accordance with Section C3.7 c) of this Plan and, the site will be rehabilitated back to an **agricultural condition**.

Notwithstanding the above, complete rehabilitation to an **agricultural condition** is not required if the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and agricultural rehabilitation in remaining areas is maximized.

D6 NATURAL HAZARDS

D6.1 OBJECTIVES

It is the objective of this Plan to:

- a) Minimize potential costs, social disruption, and risks to public health and safety from natural and human-made hazards;
- b) Apply the precautionary principle by minimizing the amount and type of new development permitted on lands impacted by natural hazards,



including flooding and erosion;

- c) Support collaboration between the County, the local municipalities and conservation authorities, where they exist, to identify **hazardous lands** and **hazardous sites** and manage development in these areas;
- d) Protect and maintain natural self-sustaining vegetation in shoreline areas to help minimize the effects of flooding and erosion on the environment and public health and safety;
- e) Ensure that the **impacts of a changing climate** are considered as it relates to increasing the risk associated with natural hazards;
- f) Ensure that development is directed away from **hazardous lands** and **hazardous sites** where there is an unacceptable risk to public health or safety or of property damage and not create or aggravate existing hazards;
- g) Ensure hazard mitigation occurs in accordance with Provincial and other applicable standards and that natural mitigation solutions are implemented to the maximum extent feasible;
- h) Ensure land use policies and regulations applying to **hazardous lands** and **hazardous sites** are applied consistently by the local municipalities; and
- i) Support public awareness about flood risks and preparedness measures.

D6.2 GENERAL POLICY FOR NATURAL AND HUMAN-MADE HAZARDS

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

D6.3 WHERE DEVELOPMENT SHALL GENERALLY BE DIRECTED

Development shall generally be directed to areas outside of:

- a) **Hazardous lands** adjacent to the shorelines of Lake Ontario which are impacted by **flooding hazards**, **erosion hazards** and/or **dynamic beach hazards**;
- b) **Hazardous lands** adjacent to **river, stream and small inland lake systems** which are impacted by **flooding hazards** and/or **erosion hazards**; and,



- c) **Hazardous sites.**

D6.4 DEVELOPMENT AND SITE ALTERATION

Development and **site alteration** shall not be permitted within:

- a) The **dynamic beach hazard**;
- b) Areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards, erosion hazards** and/or **dynamic beach hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the natural hazard; and,
- c) A **floodway** regardless of whether the area of inundation contains high points of land not subject to flooding.

D6.5 EXCEPTION TO SECTION D6.4

Notwithstanding Section D6.4 of this Plan, **development** and **site alteration** may be permitted in certain areas associated with the **flooding hazard** along **river, stream and small inland lake systems**:

- a) In those exceptional situations where a **Special Policy Area** has been approved. The designation of a **Special Policy Area**, and any change or modification to the official plan policies, land use designations or boundaries applying to **Special Policy Area** lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or,
- b) Where the **development** is limited to uses which by their nature must locate within the **floodway**, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

D6.6 USE PROHIBITIONS

Development shall not be permitted to locate in **hazardous lands** and **hazardous sites** where the use is:

- a) An **institutional use** including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) An **essential emergency service** such as that provided by fire, police and ambulance stations and electrical substations; or
- c) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.



D6.7 SPECIAL POLICY ON KARST TOPOGRAPHY

Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding plans that influence the flow of surface and ground waters. Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. The following policies apply:

- a) Due to its geological nature, karst topography presents a potential hazard to human health and safety that should be avoided and, where applicable, fully investigated to understand its full extent and the risks it poses for development.
- b) Areas shown on the Schedule C to this Plan as being karst topography are considered to be potential development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring.
- c) Development should generally be directed to areas outside of karst topography unless:
 - i) the effects and risk to human health and safety are minor and could be mitigated in accordance with provincial standards;
 - ii) new hazards are not created and existing ones are not aggravated; and
 - iii) development will not result in adverse impacts to the environment.
- d) In areas suspected to have karst topography, an assessment of the presence of karst topography and the measures required to avoid and, where appropriate, address potential hazard shall be required when development is proposed. Local municipalities may establish policies that require the necessary scope of investigation and assessment in consultation with the relevant agencies.

D6.8 WILDLAND FIRES

- a) **Development** shall generally be directed to areas outside of lands that are unsafe for **development** due to the presence of **hazardous forest types** for wildland fire, as depicted on Appendix A.
- b) **Development** may be permitted in lands with **hazardous forests types for wildland fire** where the risk is mitigated in accordance with **wildland fire assessment and mitigation standards**.



D6.9 LOCAL OFFICIAL PLANS

Local Official Plans shall contain policies on:

- a) **Hazardous lands;**
- b) **Flooding hazards;**
- c) **Erosion hazards;**
- d) **Dynamic beach hazards;** and
- e) **Hazardous sites,** including unstable soils or unstable bedrock.

These hazards have not been depicted on Schedule C to this Official Plan due to their scale. The County shall work in collaboration with lower tier municipalities and relevant authorities (including Provincial ministries as necessary) to ensure that these features, as well as any other hazard lands and **hazardous sites**, are appropriately identified in local Official Plans.

D7 HUMAN-MADE HAZARDS

D7.1 NEW DEVELOPMENT ON LANDS AFFECTED BY MINE HAZARDS; OIL, GAS AND SALT HAZARDS; OR FORMER MINERAL MINING OPERATIONS, MINERAL AGGREGATE OPERATIONS OR PETROLEUM RESOURCE OPERATIONS

Development on, abutting or adjacent to lands affected by **mine hazards; oil, gas and salt hazards;** or former **mineral mining operations, mineral aggregate operations** or **petroleum resource operations** may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

The County shall consult with the Ministry with jurisdiction for **development** applications within one kilometre of former mineral mining operations as may be shown on Schedule C, and with the Ministry with jurisdiction for **development** applications within one kilometre of any identified former petroleum resource operations, including abandoned wells. The County shall utilize information made available by the Province and other sources to determine if human-made hazards are present on or adjacent to **development** applications. As new information becomes available, updated mapping provided by the Ministries with jurisdiction will be relied upon to assist in determining the locations of human-made hazards.

D7.2 CONTAMINANTS IN LAND OR WATER

Sites with contaminants in land or water shall be assessed and remediated



as necessary prior to any activity on the site associated with the proposed use such that there will be no **adverse effects**.

D7.3 DEVELOPMENT ADJACENT TO EXISTING AND CLOSED LANDFILL SITES

- a) Existing landfill sites are shown on Schedule C to this Plan. The County, local municipalities, and relevant stakeholders (including Provincial ministries as necessary) shall work collaboratively in identifying an inventory of closed landfill sites for the purposes of implementing this policy.
- b) The **development** of new uses or new or enlarged buildings or structures within 500 metres to existing and known closed landfill sites may be permitted, provided an assessment is completed to determine:
 - i) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use; and,
 - ii) Whether the proposed use will be adversely affected by ground and surface water contamination.
- c) The assessment required in sub-section b) is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- d) 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 twenty-five years from the year which such land ceased to be used for such purposes unless the approval of the Ministry with jurisdiction has been granted.

D7.4 CONTAMINATED LANDS (BROWNFIELDS)

The **development** or **redevelopment** of potentially contaminated sites shall be assessed and remediated in a manner consistent with the Environmental Protection Act and relevant regulations, and the relevant Provincial guidelines and procedures.

D8 FORESTRY

D8.1 IMPORTANCE OF FORESTRY

Although there is no forestry designation on the schedules to this Official Plan, forestry is essential to the economic, environmental and aesthetic



qualities of the northern part of the County. In addition, the County also owns forested areas. Forests provide opportunities for erosion control, water retention, **wildlife habitats**, fibre production, fuel, furniture and **recreation** uses throughout the County. It is the intent of this Plan to encourage forestry as a use of land in any land use designation.

D8.2 POLICIES

- a) The County encourages the Province and the Conservation Authorities to develop and promote reforestation programs to ensure the continued long term production of wood fibre, while achieving environmental goals such as erosion control, land reclamation, and water recharge.
- b) Landowners are encouraged to recognize the importance and value of forest resources as a source of wood and non-wood products as well as for their wildlife, **recreation**, aesthetic, environmental and soil and water conservation capabilities. In this regard, landowners are encouraged to:
 - i) Manage forest resources in accordance with proper forest management practices in consultation with the Ministry with jurisdiction and/or the Conservation Authorities as appropriate;
 - ii) Retain existing tree cover as is deemed practical;
 - iii) Maintain and establish tree and shrub cover as appropriate, on low agricultural capability soils and in hazardous areas such as steep slopes, major drainage swales and flood prone areas, in order to reduce runoff rates and minimize soil erosion;
 - iv) Retain and establish windbreaks to reduce wind erosion and reduce energy consumption in rural buildings;
 - v) Reforest non-productive farm land and unproductive cleared rural lands as appropriate; and,
 - vi) Efficiently harvest and use trees that must be removed to accommodate the placement of buildings, structures and roads.



E GENERAL DEVELOPMENT POLICIES

E1 SUBDIVISION OF LAND

E1.1 PURPOSE OF THIS SECTION OF OFFICIAL PLAN

This section contains policies that are to be considered with every application to develop land in the County through the subdivision, condominium and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan.

E1.2 APPROVAL AUTHORITY FOR CONSENTS

At the time this plan came into effect, the approval authority for consents were the four local municipalities and it is the intent of the County to maintain that relationship.

E1.3 CONDITIONS OF APPROVAL AND AGREEMENTS

- a) The approval authority shall require that the applicant(s) enter into appropriate agreements with the County and/or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan.
- b) The approval authority may impose such conditions to the approval of a plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the **development** proposed for the subdivision, including a requirement.
 - i) That land be dedicated or other requirements met for park or other public recreational purposes in accordance with the local Official Plan;
 - ii) That such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
 - iii) That such land be dedicated for commuter parking lots, transit stations and related **infrastructure** for the use of the general public using highways, as the approval authority considers necessary;
 - iv) When the proposed subdivision abuts on an existing highway, that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway to such width as the approval authority considers



necessary; and,

- v) That the owner of the land proposed to be subdivided enter into one or more agreements with a municipality, dealing with such matters as the approval authority may consider necessary, including the provision of municipal or other services.
- c) A municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the land.

E1.4 WHEN A PLAN OF SUBDIVISION IS REQUIRED

Lot creation by Plan of Subdivision is generally required if:

- a) The extension of an existing public road or the **development** of a new public road is required to access the proposed lots; or,
- b) The extension of municipal water and/or sewer services is required to service the lands; or,
- c) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) Unless otherwise specified in the local Official Plan, more than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the **development** of additional lots in accordance with the land use designation in the local Official Plan.

E1.5 SUBDIVISION REVIEW CONSIDERATIONS

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) The effect of **development** of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the County and local Official Plans and adjacent plans of subdivision, if any;



- d) The suitability of the land for the purposes for which it is to be subdivided;
- e) If any affordable housing units are proposed, the suitability of the proposed units for affordable housing;
- f) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- g) The dimensions and shapes of the proposed lots;
- h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- i) Conservation of natural resources and flood control;
- j) The adequacy of utilities and municipal services;
- k) The adequacy of school sites;
- l) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- m) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;
- n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any **development** on the land, if the land is also located within a site plan control area designated in accordance with Section 41 of the Planning Act; and
- o) How the proposed **development** addresses the **impacts of a changing climate** including but not limited to:
 - i) The risk associated with natural hazards;
 - ii) The reduction of greenhouse emissions;
 - iii) The improvement of air quality;
 - iv) Promotion of compact **development** form;
 - v) The promotion of **green infrastructure**; and
 - vi) The promotion of design and orientation which



- a. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation;
- b. maximizes opportunities for the use of **renewable energy systems** and **alternative energy systems**.

E1.6 NEW LOTS BY CONSENT

The approval of consents to sever land in the County of Lennox & Addington shall be in conformity with the relevant policies contained in this Plan, policies contained in local Official Plans, and the provisions of the Planning Act.

E1.6.1 GENERAL CRITERIA

Where the consideration of an application for consent is permitted by this Plan and the local Official Plan, provisional Consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing Provisional Consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:

- a) Does not have direct access to a County Road, unless the County permits a request for access;
- b) Conforms with the local Official Plan, conforms with this Official Plan, and is consistent with any Provincial Planning Statement; and,
- c) Will conform to Section 51 (24) of the Planning Act, as amended.

E1.6.2 LOT CREATION IN THE AGRICULTURAL AREA DESIGNATION

Lot creation in the Agricultural Area designation is subject to Section C3.4 of this Plan.

E2 TRANSPORTATION

E2.1 OBJECTIVES

It is the objective of this Plan to:

- a) Facilitate the safe and efficient movement of people and goods within the County's communities on County Roads and to and from adjacent municipalities;
- b) Ensure that County roads continue to be effective corridors for the movement of people and goods in and throughout the County of Lennox & Addington and the Province of Ontario;
- c) Develop a **transportation system** that will encourage unity within the County and will satisfy local municipal transportation demands;



- d) Protect County transportation corridors to facilitate the development of a **transportation system** that is compatible with and supportive of existing and future land uses;
- e) Ensure that appropriate right-of-way widths for all existing and proposed County roads are provided in accordance with the Planning Act;
- f) Ensure that entrances onto the County Road system comply with standards established by the County of Lennox & Addington;
- g) Establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, air, public transit and **active transportation**;
- h) Promote public transit, **active transportation** as energy efficient, **affordable** and accessible forms of travel;
- i) Support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of abandoned railway rights-of-way for public uses such as trails and cycling paths;
- j) Support the use of zero- and low- emission vehicles; and
- k) Plan for, maintain, and, where possible, improve, connectivity among transportation systems and modes, including connections which cross jurisdictional boundaries.

E2.2 ROAD NETWORK

E2.2.1 ROAD CLASSIFICATION SYSTEM

For the purposes of this Plan, all roads in the County are classified as follows:

- a) Provincial Highway;
- b) County Road; and,
- c) Local Road.

Provincial highways, County Roads and some Local Roads are shown on Schedule D to this Plan. Local municipalities may also identify Arterial and/or Collector Roads in their Official Plans and may also identify, classify and provide policies for all other roads.

E2.2.2 COUNTY ROADS

- a) The function of all County Roads is to connect Urban Areas and Rural **Settlement Areas** and Provincial highways. The right-of-way width



can be up to 40 metres.

- b) The County roads have been divided into the following classifications as shown on Schedule D:
 - i) Major Arterial;
 - ii) Rural Arterial;
 - iii) Urban Arterial;
 - iv) Rural Collector; and,
 - v) Urban Collector
- c) Changes to the classification of any County Road in accordance with sub-section c) does not require an Amendment to this Plan.
- d) The right-of-way width for any County road may allow for the placement of travel lanes, turning lanes, utilities, infrastructure, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
- e) The County may, without the need for an amendment to the Official Plan, require the dedication of lands to be used for daylight triangles, intersection improvements and road widenings to provide sufficient sight distances and turning lanes to provide safe and appropriate access where major traffic generators intersect.
- f) Where additional land is required for intersection improvements, daylight triangles and road widenings such land shall be dedicated wherever possible, in the course of approving plans of subdivision or condominium, consents or site plan agreements, without Amendment to this Plan.
- g) As a condition of a development approval, land for daylight triangles, intersection improvements and road widenings shall be conveyed at no expense to the County in accordance with the provisions of the Planning Act. As a general principle, required road widenings will be taken equally from both sides of County the right-of-way. Unequal road widenings may be considered where:
 - i) **Development** occurs only on one side of the road and/or,
 - ii) The area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
 - iii) The location of an identified cultural heritage resource limits design options; and/or,



- iv) The presence of a **significant** natural heritage feature limits design options.
- h) Notwithstanding the policies set out in this Plan, the County recognizes that the reconstruction of County roads to approved minimum standards in some existing developed areas may not be appropriate from a right-of-way acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to the Plan shall be required to implement such a modification to the right-of-way.
- i) In reviewing development applications and proposed road improvements, the County shall:
 - i) Take into consideration the need to improve traffic flow;
 - ii) Strive to minimize conflict between local and non-local traffic by protecting the County Road system;
 - iii) The County shall discourage new development that would adversely impact the safe movement of people and goods along the County Road system unless road improvements can be undertaken to eliminate the adverse impacts.
 - iv) Require a Traffic Impact Study addressing the potential impacts of the development on traffic, surrounding land uses and how to minimize any identified negative impact

E2.2.3 PROVINCIAL HIGHWAYS

- a) Provincial Highways are under the jurisdiction of the Ministry of Transportation and are subject to permit control and approval under the Public Transportation and Highway Improvement Act. In addition to all municipal requirements under the Planning Act, Ministry of Transportation permits are required for access to Provincial Highways, where permitted, and for the construction of buildings, structures and signs in proximity to the Provincial Highways. All applicants proposing new development or changes to existing development on lands adjacent to a Provincial Highway are advised to consult with the Ministry of Transportation prior to making formal applications under the Planning Act.
- b) In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a Provincial highway within Ministry of Transportation's (MTO) permit control area



under the Public Transportation and Highway Improvement Act (PTHIA) will be subject to MTO approval.

- c) All new entrances onto a Provincial highway require MTO approval. Changes in land use that affect the use of an existing entrance may also require MTO approval.
- d) Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- e) Any new areas in the County identified for future **development** that are located on or in the vicinity of a Provincial highway or interchange/intersection within the MTO permit control area will be subject to MTO's policies, standards and requirements. Direct access will be prohibited.
- f) For access connections along municipal crossroads in the vicinity of a Provincial highway intersection or interchange ramp terminal, any proposed municipal road must meet MTO's access management practices and principles. MTO approval will be required in these instances.
- g) New **development** adjacent to Provincial highways may be required to be supported by an appropriate noise and vibration study and traffic impact assessment.
- h) Land uses adjacent to existing MTO patrol yards shall be compatible with the patrol yard and not hinder its ability to operate and/or expand.

E2.2.4 RAIL NETWORK

The following policies apply to the rail network in the County:

- a) The County and the local municipalities shall work with the Railway Corporations, Federal, Provincial and local governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety
- b) All proposed residential or other sensitive use development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the local municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- c) All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the local municipality in



consultation with the appropriate railway. Where applicable, the local municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.

- d) The County and the local municipalities shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the County
- e) When considering the establishment of new **employment areas** in the County, regard will be had to the location of the existing rail network and whether access to that rail network can be provided.

E2.2.5 DEVELOPMENT IN PLANNED CORRIDORS

- a) Planning authorities shall not permit **development** in **planned corridors** that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. One such **planned corridor** is a new County Road 23 extension and it is shown on Schedule D.
- b) New **development** proposed on **adjacent lands** to existing or **planned corridors** and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize **negative impacts** on and from the corridor and transportation facilities.

E2.2.6 ACTIVE TRANSPORTATION

Local municipalities in conjunction with the County are encouraged to develop interconnected systems of **active transportation** routes providing access to major activity and **employment areas** and to future public transit.

In order to plan for and encourage **active transportation**, local municipalities are encouraged to:

- a) Consider the provision of safe and convenient cycling and walking routes in the review of all **development** applications;
- b) Provide for public access to shoreline areas in appropriate locations taking into account the nature of surrounding **development**;
- c) Consider the provision of sidewalks in Urban Areas and Rural **Settlement Areas**, where appropriate;
- d) Investigate and provide for bicycle multi-use lanes wherever feasible and necessary in the construction or reconstruction of roads and bridges; and,
- e) Ensure that all pedestrian and cycling routes are designed to be safe.



E2.2.7 TRANSPORTATION MASTER PLAN

The County of Lennox & Addington has a Transportation Master Plan (TMP) prepared in 2014 which contains policies and implementation strategies to meet the County's needs for the next 20 years. Since preparation of the TMP, the County has experienced fundamental changes because of climate change, demographic, economic and technological changes. The recommendations in the 2014 TMP are currently being reviewed and updated and will be implemented by way of a future amendment to this Plan if needed.

A future update to the TMP should consider, but not be limited to, the following:

- a) Identifying right-of-way (ROW) allowances that support a multi-modal transportation network;
- b) Updating County road classifications to ensure it supports the goals and vision for the County's transportation system;
- c) Planning and designing of the County's transportation system to address the impacts of climate change, and to meet the needs of all users including cyclists, pedestrians, and transit riders.
- d) Consulting and referencing relevant policies and actions from Provincial transportation plans, such as "Connecting the East: A Draft Transportation Plan for Eastern Ontario" to identify opportunities for alignment and regional coordination.

E3 LAND USE COMPATIBILITY

- a) **Major facilities** and **sensitive land uses** shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential **adverse effects** from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of **major facilities** in accordance with provincial guidelines, standards and procedures.
- b) Where avoidance is not possible in accordance with sub-section a), planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other **major facilities** that are vulnerable to encroachment by ensuring that the planning and **development** of proposed adjacent **sensitive land uses** is only permitted if potential **adverse effects** to the proposed **sensitive land use** are minimized and mitigated, and potential impacts to industrial, manufacturing or other **major facilities** are minimized and mitigated in accordance with provincial guidelines, standards and procedures.



E4 USES ON HYDRO CORRIDOR LANDS

Secondary uses, such as active and passive **recreation**, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

E5 PIPELINES

- a) TransCanada PipeLines Limited (TCPL) operates two high pressure natural gas pipelines within its right-of-way, which crosses the County and is identified on Schedule A to this Plan. A pipeline operated by Trans-Northern Pipelines Inc (TNPI) is also shown on Schedule A as well. Lastly, Enbridge also operates a pipeline in the County, also as shown on Schedule A to this Plan.
- b) The above noted pipelines in the County are regulated by the Canada Energy Regulator (CER), which has a number of requirements regulating development in proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline.
- c) New **development** can result in increasing the population density in the area and may result in the pipeline operator being required to replace its pipeline to comply with the CSA Code Z662. Therefore, the County shall require early consultation with pipeline operators for any **development** proposals within 200 metres of its facilities.
- d) New **development** in proximity to a pipeline right-of-way shall incorporate appropriate setbacks in accordance with pipeline operator development standards and the local municipalities' zoning by-laws.
- e) In areas of more urban **development**, the County will encourage the use of the pipeline right-of-way for passive parkland or open space purposes subject to pipeline easement rights.

E6 DARK SKIES

E6.1 PURPOSE

The policies in this section seek to minimize the negative impacts of artificial light by promoting responsible outdoor lighting practices that support community safety, environmental protection and economic benefits such as astrotourism.



E6.2 OBJECTIVES

The following objectives shall guide development and land use planning decisions related to outdoor lighting:

- a) To preserve and enhance dark sky viewing areas by minimizing unnecessary light pollution and glare;
- b) To reduce the impact of artificial lighting on wildlife, particularly nocturnal species;
- c) To promote responsible outdoor lighting that improves public safety while reducing energy consumption;
- d) To encourage the use of dark sky-friendly lighting technologies and best practices; and
- e) To support local tourism by fostering opportunities for astronomical observation and public education on light pollution.

E6.3 POLICIES

- a) The County encourages the use of energy-efficient, dark sky-compliant lighting fixtures for all streetlights, municipal facilities and private developments.
- b) Outdoor lighting is encouraged to be fully shielded, directing light downward to prevent light spillover onto adjacent properties, roadways, and natural areas.
- c) Full cut-off fixtures shall be required for all new developments in order to minimize light spillage into the surrounding environs, while maintaining safety. The use of motion-activated lighting and dimmable LED fixtures are promoted to reduce overall light output while maintaining security and visibility.
- d) Development proposals shall incorporate outdoor lighting designs that adhere to the standards established by DarkSky International and the Royal Astronomical Society of Canada including minimizing brightness, reducing blue light emissions, and shielding light fixtures.

E6.4 DARK SKY VIEWING AREA

E6.4.1 LOCATION

The Township of Stone Mills is home to the most southerly Dark Sky Viewing Area in Southern Ontario, providing viewers the opportunity to witness the night sky in pristine darkness. In order to preserve the Dark Sky Viewing Area and rural character of the area, action is required to preserve the quality of the night sky and the policies of this section are required to be considered



when **development** is proposed in the vicinity of the dark sky viewing area shown on Schedule C.

E6.4.2 POLICIES

In addition to the policies of Section E6.3, the following policies apply to the dark sky viewing area shown on Schedule C and nearby lands:

- a) Any new major development within thirty kilometres of the Lennox & Addington Dark Sky Viewing Area shown on Schedule C shall provide a detailed lighting plan that demonstrates how all light will be directed downward and will not otherwise compromise the integrity of the night sky in the vicinity of the Lennox & Addington Dark Sky Viewing Area shown on Schedule C. For the purposes of this policy, major developments are defined as those non-residential developments that include the outdoor lighting or parking, loading and/or service areas (such as commercial uses and plazas, gas stations, garden centres, industrial uses etc.).
- b) The Council of the Township of Stone Mills is encouraged to pass a bylaw to restrict light pollution or include regulatory provisions in the zoning by-law to implement this Plan.

E7 CLIMATE CHANGE

- a) The County's climate is predicted to change and it is expected to have hotter, drier summers with more heat waves and more intense rainfall events, while generally having warmer and milder winters. These changes will impact how the County and local municipalities plan for development and redevelopment, **infrastructure** and the public realm to ensure the area remains resilient to the **impacts of a changing climate** from economic, health, social, emergency services and environmental perspectives.
- b) Through initiatives such as the County's Climate Action Plan (2022), the County recognizes that sustaining and enhancing the resistance to and resilience of communities and ecosystems will be required to address local climate change impacts.
- c) As an approval authority and commenting agency, the County shall work toward the implementation of a “climate change lens” as the approval authority on Planning Act applications and as a commenting agency to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations of residents and visitors to the County. Considerations shall include but are not limited to:
 - i) Reduction of greenhouse gas emissions;



- ii) Improvement of air quality;
 - iii) Promotion of compact form;
 - iv) Efforts to limit the dispersal of the population and travel times between housing, employment, and amenities and services;
 - v) Use of green infrastructure and development of green design development guidelines;
 - vi) Promotion of design to maximize energy efficiency and conservation including consideration of the mitigating effects of vegetation; and maximize opportunities for the use of renewable and alternative energy sources and systems;
 - vii) Identification and possible mitigation of existing hazards which may be compounded or aggravated by climate change, including flood prone areas and wildland fire areas;
 - viii) Assessment of potential impacts from drought to guide development plans that include built in resilience to assist residents and business owners in adapting and being prepared to deal with drought; and
 - ix) Identification of **natural heritage features and areas** that have become more sensitive to development pressures due to climate change.
- d) The implementation of the climate change lens may result in requiring resiliency measures such as:
- i) Use of improved floodplain mapping with consistent application and increased restrictions for redevelopment of existing structures;
 - ii) Increased setbacks for development adjacent to wetlands, lakes, rivers, headwater areas and groundwater recharge areas;
 - iii) Retention of natural vegetation and consideration towards vegetated protection zones to increase resiliency against flooding and erosion hazards;
 - iv) More stringent requirements for stormwater management and flood abatement;
 - v) Provisions to increase the resilience of power and data grids;
 - vi) Establishing more stringent standards for built infrastructure



to increase climate resiliency; and

- vii) Increased energy efficiency through the use of energy sources that reduce or avoid greenhouse gas emissions, the use of passive solar design principles; and the use of net-zero design principles to reduce or eliminate energy demand by built infrastructure.



F IMPLEMENTATION AND ADMINISTRATION

F1 INTRODUCTION

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by the County to meet the goals and objectives of this Plan.

F2 OFFICIAL PLAN ADMINISTRATION

- a) It is the intent of this Plan to serve as the basis for managing change in the County until 2051.
- b) Any Amendment to this Plan shall conform to the overall intent of the Official Plan as set out in the community vision, principles and policies of this Plan.
- c) The Plan may be altered to correct errors in the text or schedules without an Amendment to this Plan provided the alterations do not change the effect of the policies of the Plan.
- d) Any changes to road alignments do not require an Amendment to the Plan.
- e) Any changes to the County road network do not require an Amendment to this Plan.
- f) County Council, following the adoption of this Plan, shall determine the need to revise the Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council that is open to the public, at intervals of not more than every ten years. In considering the need for revisions, the County shall also consider Section 26 of the Planning Act that requires that Official Plans to be revised as necessary to ensure that it:
 - i) Conforms with **provincial plans** or does not conflict with them, as the case may be;
 - ii) Has regard to the matters of provincial interest listed in section 2 of the Planning Act;
 - iii) Is consistent with policy statements issued under subsection 3 (1) of the Planning Act.



F3 LOCAL OFFICIAL PLAN CONFORMITY WITH COUNTY PLAN

- a) It is the intent of the County, and a requirement of the Planning Act, that local Official Plans shall conform to the County Plan and be one of the primary means of implementing the policies herein.
- b) It is recognized, however, that some time may elapse between the adoption of this Plan and the modification of the local Official Plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act.
- c) In the event of a conflict between the provisions of a local Official Plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.
- d) Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan and do not conflict with any Provincial Planning Statement or Provincial legislation.

F4 COUNTY OFFICIAL PLAN AMENDMENTS

- a) This Plan has been prepared to manage growth and land use changes until the year 2051. An amendment to this Plan is required to:
 - i) Expand the limits of a **settlement area**;
 - ii) Establish a new **settlement area**;
 - iii) Remove lands from an **employment area** in a **settlement area**; or
 - iv) Permit the establishment of a use that is clearly not permitted in the Agricultural or Rural Area designation.

F5 LOCAL ZONING BY-LAWS

- a) When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to Section 27(1) of the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.
- b) Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses that do not conform to the designations and provisions of this Plan, subject to the policies



of the local Official Plan.

F6 COMMUNITY IMPROVEMENT PLANS

F6.1 OBJECTIVES

The County encourages the local municipalities to identify Community Improvement Project Areas in consideration of the following objectives:

- a) To encourage the efficient provision and maintenance of physical **infrastructure, public service facilities** to serve present and future needs on a local and regional scale;
- b) To promote opportunities for economic development and community investment-readiness and job creation;
- c) To promote diversification of the economic base and employment opportunities in **rural areas** through goods and services, including value-added products and the sustainable management or use of resources;
- d) To provide opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- e) To assist in the provision of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the **regional market area**;
- f) To retain and provide for the expansion of existing businesses;
- g) To ensure the maintenance and renewal of older housing stock;
- h) To foster **redevelopment**, reuse and/or maintenance of existing **brownfield sites** and/or current industrial sites;
- i) To maintain and, where possible, enhance the vitality and viability of downtowns and mainstreets;
- j) To encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including **built heritage resources** and **cultural heritage landscapes**;
- k) To provide opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses;
- l) To promote energy efficiency and sound environmental design; and
- m) To support the achievement of **complete communities** by improving accessibility for people of all ages and abilities by addressing land use

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barriers which restrict their full participation in society; and

- n) To promote and facilitate the development of affordable housing.

F6.2 IMPLEMENTATION

- a) Local municipal councils, under the Planning Act may choose to designate Community Improvement Project Areas. Identifying a Community Improvement Project Area shall be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Project Area. Background studies shall first be completed and made available to the public outlining the need for the Community Improvement Project Area.
- b) Community Improvement Plans at the local municipal level shall be submitted to the Province for review and comment.
- c) County Council may make grants or loans to the council of a lower tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the Council considers appropriate.

F7 PHASING OF DEVELOPMENT

- a) It is the intent of this Plan to encourage the timely provision of **infrastructure** as urban **development** occurs. On this basis, the identification of **infrastructure** upgrades and service delivery requirements should be carried out as early in the planning process in new development areas.
- b) This long range planning should take the full build out of the Urban Area or Rural **Settlement Area** into account and attempt to rationalize how long it will take for the area to be developed. External factors should also be considered, most notably the capacity of arterial roads located within, adjacent to and in the vicinity of the development area. In addition, population and employment forecasts should also be considered.

F8 ASSET MANAGEMENT

- a) Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of **infrastructure** assets. The objective is to maximize benefits, manage risk, and provide satisfactory levels of service to the public in a sustainable manner.
- b) Asset management requires a thorough understanding of the characteristics and condition of **infrastructure** assets, as well as the service levels expected from them. It also involves setting strategic





priorities to optimize decision-making about when and how to proceed with investments. Finally, it requires the development of a financial plan, which is the most critical step in putting the plan into action.

- c) The County and the local municipalities are encouraged to prepare asset management plans, the intent of which is to state how a group of assets are to be managed over a period of time. The asset management plan should describe the characteristics and condition of **infrastructure** assets, the levels of service expected from them, planned actions to ensure the assets are providing the expected level of service, and financing strategies to implement the planned actions.

F9 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

- a) Before consideration is given to developing new **infrastructure** and **public service facilities**:
 - i) The use of existing **infrastructure** and **public service facilities** should be optimized; and,
 - ii) Opportunities for adaptive re-use should be considered, wherever feasible.
- b) **Infrastructure** and **public service facilities** should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure public health and safety in accordance with the policies of Section D6 (Natural Hazards) and Section D7 (Human-Made Hazards) of this Plan.
- c) **Public service facilities** should be co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and **active transportation**.
- d) The County and local municipalities shall collaborate with school boards to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.
- e) The County and local municipalities, should, in collaboration with school boards, consider and encourage innovative approaches in the design of schools and associated child care facilities in areas with a **compact built form**.

F10 WASTE MANAGEMENT

- a) **Waste management systems** need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste

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management.

F11 PUBLIC PARTICIPATION AND CONSULTATION

- a) It is a policy of this Plan that public participation be an integral component of any land use planning process where the County of Lennox & Addington is the approval authority. In circumstances such as these, the County shall be satisfied that:
 - i) Adequate public notice in accordance with the Planning Act has been given;
 - ii) Enough information to enable a person to reasonably understand the nature of the proposal and its impacts is available prior to any public meeting;
 - iii) All public and agency comments have been assessed and analyzed by staff; and,
 - iv) Their decision will appropriately balance the overall public interest against the private interest expressed in the application.
- b) Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.
- c) The County will consult early with Indigenous communities on applications that will have the potential to affect on aboriginal treaty rights and aboriginal interests.

F12 DEVELOPMENT CHARGES

The County may pass a Development Charges By-law in accordance with the Development Charges Act.

F13 COMPLETE APPLICATIONS

F13.1 OVERVIEW

- a) To ensure that the approval authority can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies are required.
- b) The Planning Act permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Official Plan and approve a Plan of Subdivision or Plan of Condominium. Once this required information has been submitted, the application is then deemed to be “complete”

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in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the Planning Act have elapsed.

- c) This section of the Official Plan is specifically intended to implement Sections 22(5), and 51(18) of the Planning Act. These Planning Act sections provide the basis for the inclusion of policies on complete applications in Official Plans. This section also implements Sections 22(3.1), and 51(16.1) of the Planning Act.

These latter sections set out the procedures to be followed when applicants consult with the County before submitting an application specified in this section of the Official Plan.

F13.2 MINIMUM SUBMISSIONS REQUIREMENTS

The following are the minimum submissions requirements for County Official Plan Amendment and Plan of Subdivision/Condominium applications:

- a) The minimum submission requirements for an Official Plan Amendment in accordance with Section 22(4) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 543/06; and,
- b) The minimum submission requirements for a Plan of Subdivision application as set out in Section 51(17) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 544/06.

F13.3 SUPPLEMENTAL SUBMISSION REQUIREMENTS

- a) This section lists the studies, plans or items required to support an application for Official Plan Amendment and Plan of Subdivision/Condominium. The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section F13.4 of this Plan. Regard should also be had to Section F13.5 of this Plan, which provides some flexibility to the approval authority in the consideration of the types of studies, plans or items required to support an application.
- b) The following may be required to support a complete application for a County Official Plan Amendment:
 - i) Land Use Planning Report;
 - ii) Market Impact Study;
 - iii) Urban Design Report;
 - iv) Agricultural Impact Assessment;

The County of Lennox & Addington Official Plan - Adopted by Council on September 30, 2015 and Approved by the Ministry of Municipal Affairs and Housing with Modifications on March 9, 2016. The Effective Date of this Official Plan is April 5, 2016. This is a Consolidated Version of the Official Plan dated February 13, 2018 and it incorporates Official Plan Amendment #1 which came into effect on November 3, 2017 and Official Plan Amendment #2 which came into effect on September 15, 2017. **This consolidation also incorporates Official Plan Amendment #3 which was adopted on March 18, 2026 but which has not yet been approved by the Province**





- v) Environmental Impact Study;
 - vi) Environmental Site Assessment;
 - vii) **Mineral Aggregate Resource** Study;
 - viii) Master Servicing Plan;
 - ix) Stormwater Management Report;
 - x) Servicing Study;
 - xi) Noise/Vibration Study;
 - xii) Hydrogeological Assessment;
 - xiii) Traffic Impact Assessment;
 - xiv) Archaeological Assessment;
 - xv) Conservation Plan;
 - xvi) Heritage Impact Assessment;
 - xvii) Land Use Compatibility Assessment;
 - xviii) Sub **Watershed** Study;
 - xix) Financial Impact Assessment;
 - xx) Water Resource Management Report;
 - xxi) Geotechnical Study;
 - xxii) Notice from the Risk Management Official pursuant to the Clean Water Act;
 - xxiii) Site Evaluation Report; and,
 - xxiv) Any other studies required by the approval authority that are not reflected in the above list.
- c) The following may be required by the approval authority to support a complete application for Plan of Subdivision/Condominium:
- i) Land Use Planning Report;
 - ii) Urban Design Plan;
 - iii) Agricultural Impact Assessment;



- iv) Environmental Impact Study;
- v) Stormwater Management Report;
- vi) Servicing Study;
- vii) **Mineral Aggregate Resource** Study;
- viii) Traffic Impact Assessment;
- ix) Hydrogeological Assessment;
- x) Archaeological Assessment;
- xi) Conservation Plan;
- xii) Heritage Impact Assessment;
- xiii) Environmental Site Assessment;
- xiv) Land Use Compatibility Assessment;
- xv) Noise/Vibration Study;
- xvi) Tree Preservation Study;
- xvii) Water Resource Management Report;
- xviii) Geotechnical Study;
- xix) Notice from the Risk Management Official pursuant to the Clean Water Act and,
- xx) Any of the studies required by the approval authority that are not reflected in the above list.

F13.4 PRE-CONSULTATION

- a) Prior to the submission of an application for County Official Plan Amendment, or Plan of Subdivision/Condominium, applicants are encouraged to meet with the approval authority and relevant agencies to determine what studies, plans and items are required to support an application in accordance with this Section of the Official Plan.
- b) The intent of the pre-consultation process is to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approval(s) required.



F13.5 FLEXIBILITY

While it is the intent of this Plan to require the studies, plans and items listed above in support of the applications listed above, this section should not be interpreted as being all-inclusive. On this basis, the specific requirements for a particular application may be modified depending on the scale of the proposal, its location, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.

F13.6 QUALITY OF SUPPORTING STUDIES, PLANS OR ITEMS

All studies required by the approval authority in accordance with this section shall be carried out by qualified professionals retained by and at the expense of the proponent. The approval authority may require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the approval authority at the proponent's expense. Alternatively, studies may be carried out by a qualified professional retained by the approval authority at the expense of the proponent.

F14 MONITORING

- a) The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the vision, principles and policies of this Plan. Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the Official Plan.
- b) As required, the County may also prepare quarterly and annual briefings or status reports. To assist with monitoring and plan review, the County in cooperation with local municipalities will maintain an information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the County.

F15 INTERPRETATION

F15.1 GENERAL

This Plan is a statement of policy. It is intended as a guide to Council, however, some flexibility in interpretation may be permitted provided that the general intent is maintained.

Where numeric values are included in the Official Plan, minor deviations to those values will not require an amendment to this Plan unless the Plan states otherwise.

In accordance with the Planning Act, in the event of a conflict between the



County Official Plan and the Official Plan of a local municipality, the County Plan prevails to the extent of the conflict.

F15.2 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES

- a) The boundaries of the Urban Areas and Rural **Settlement Areas** identified on Schedule A of this Plan are representative of the boundaries as delineated in the local Official Plans and are considered to be firm boundaries. An Amendment to this Plan will be required for an expansion to an Urban Area or a Rural **Settlement Area**.
- b) It is recognized that the boundaries of the NH1 designation and NH2 overlay may be imprecise and subject to change without the need for an Amendment to this Plan.
- c) The boundaries of the Agricultural Area designation identified on Schedule A of this Plan are representative of the boundaries as delineated in the local Official Plans and are considered to be firm boundaries. An Amendment to this Plan will be required for changes to the boundary of the Agricultural Area designation.

F15.3 LEGISLATION

Where this Plan makes reference to a Provincial Act, an Ontario Regulation, the **minimum distance separation formulae**, or the Provincial Planning Statement such reference shall include any subsequent amendments or replacements.

F15.4 ACCESSORY USES

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

F15.5 PERMITTED USES

Local municipal Official Plans are not required to permit all of the uses permitted by the Official Plan, unless doing so would conflict with a policy in the Provincial Planning Statement.

F15.6 MINIMUM STANDARDS

The policies of this Plan represent minimum standards. This Plan does not prevent local municipalities from going beyond the minimum standards established by the Plan in a local Official Plan unless doing so would conflict with a policy in the Plan.



F15.7 DEFINITIONS

A number of terms in this Plan are defined if they are shown in bold.

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of **flooding hazards, erosion hazards** and/or **other water-related hazards**.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **additional needs housing** may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Adjacent lands: means

- a) For the purposes of Section E2.2.8 b) of this Plan, those lands contiguous to existing or **planned corridors** and transportation facilities where **development** would have a **negative impact** on the corridor or facility. The extent of the **adjacent lands** may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) For the purposes of Section D1.6 of this Plan, those lands contiguous to a specific **natural heritage feature** or area where it is likely that **development** or **site alteration** would have a **negative impact** on the feature or area. The extent of the **adjacent lands** may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) For the purposes of Section D4.2 b) and Section D5.5.1 of this Plan, those lands contiguous to lands on the surface of known **petroleum resources, mineral deposits, or deposits of mineral aggregate resources** where it is likely that **development** would constrain future access to the resources. The extent of the **adjacent lands** may be recommended by the Province; and,
- d) For the purposes of Section D3.3 b) of this Plan, those lands contiguous to a **protected heritage property** or as otherwise defined in the municipal Official Plan.



Adverse effect: as defined in the Environmental Protection Act, means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) Injury or damage to property or plant or animal life;
- c) Harm or material discomfort to any person;
- d) An adverse effect on the health of any person;
- e) Impairment of the safety of any person;
- f) Rendering any property or plant or animal life unfit for human use;
- g) Loss of enjoyment of normal use of property; and,
- h) Interference with normal conduct of business.

Affordable: means

- a) In the case of ownership housing, the least expensive of:
 - 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for **low and moderate income households**; or
 - 2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) In the case of rental housing, the least expensive of:
 - 1. A unit for which the rent does not exceed 30 percent of gross annual household income for **low and moderate income households**; or
 - 2. A unit for which the rent is at or below the average market rent of a unit in the municipality.

Agricultural condition: means

- a) In regard to **specialty crop areas**, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and,



- b) In regard to **prime agricultural land** outside of **specialty crop areas**, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

Agricultural impact assessment: means the evaluation of potential impacts of non-agricultural uses on the **agricultural system**. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system: means 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 uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and **fish**; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

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

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario **airports**, including designated lands for future **airports**, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.



Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that **significantly** reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Alvars: Means naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs.

Archaeological resources: includes artifacts, archaeological sites, and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain **archaeological resources**, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.

Areas of mineral potential: means areas favourable to the discovery of **mineral deposits** due to geology, the presence of known **mineral deposits** or other technical evidence.

Areas of natural and scientific interest: means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. **Coastal wetland:** means

- a) Any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) Any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail,



workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for **infrastructure**. **Compact built form** can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Comprehensive rehabilitation: means rehabilitation of land from which **mineral aggregate resources** have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of **mineral aggregate operations**.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and **settlement areas** that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, **public service facilities**, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of **built heritage resources, cultural heritage landscapes** and **archaeological resources** in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative **development** approaches should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the **one hundred year flood level** along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where **development** or **site alteration** will create **floodings hazards**, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.



Deposits of mineral aggregate resources: means an area of identified **mineral aggregate resources**, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the Official Plan for urban residential use. For municipalities where more detailed Official Plan policies (e.g. secondary plans) are required before **development** applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be **designated and available** for the purposes of this definition.

Designated growth areas: means lands within **settlement areas** designated for growth or lands added to **settlement areas** that have not yet been fully developed. **Designated growth areas** include lands which are **designated and available** for residential growth in accordance with Section B15 a) of this Plan, as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as **vulnerable**, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain **infrastructure** authorized under an environmental assessment process; or identified in provincial standards; or
- b) Works subject to the Drainage Act or for the purposes of Section D1.2 a) underground or surface mining of minerals or advanced exploration on mining lands in **significant areas** of **mineral potential** in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to Section D1.2 b) i) of this Plan.

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and **large inland lakes**, as identified by provincial standards, as amended from time to time. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.



Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An **employment area** also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from **employment areas** are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Endangered species: means a species that is classified as “**Endangered Species**” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The **erosion hazard** limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of **floodproofing** measures and/or protection works, and/or erosion.

Fish: means **fish**, which as defined in the Fisheries Act, includes **fish**, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the Fisheries Act, means water frequented by **fish** and any other areas, on which **fish** depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood fringe: for **river, stream and small inland lake systems**, means the outer portion of the **flood plain** between the **floodway** and the **flood hazard** limit. Depths and velocities of flooding are generally less severe in the **flood fringe** than those experienced in the **floodway**.

Flood plain: for **river, stream and small inland lake systems**, means the area, usually low lands adjoining a watercourse, which has been or may be subject to **flood hazards**.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not



ordinarily covered by water:

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the **flooding hazard** limit is based on the **one hundred year flood level** plus an allowance for **wave effects** and **other water-related hazards**;
- b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 1. The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific **watershed** and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over **watersheds** in the general area;
 2. The **one hundred year flood**; and,
 3. A flood which is greater than 1. or 2. which was actually experienced in a particular **watershed** or portion thereof, for example as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the **one hundred year flood** or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific **watershed** (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate **flooding hazards, wave effects** and **other water-related hazards** along the shorelines of the Great Lakes - St. Lawrence River System and **large inland lakes**, and **flooding hazards** along **river, stream and small inland lake systems**.

Floodway: for **river, stream and small inland lake systems**, means the portion of the **flood plain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the **floodway** is the entire contiguous **flood plain**.

Where the **two zone concept** is applied, the **floodway** is the contiguous inner portion of the **flood plain**, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the **two zone concept** applies, the outer portion



of the **flood plain** is called the **flood fringe**.

Freight-supportive: in regard to land use patterns, means **transportation systems** and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and **transportation systems**. Approaches may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Frequent transit: means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Great Lakes St. Lawrence River System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Green infrastructure: means natural and human-made elements that provide **ecological** and **hydrological functions** and processes. **Green infrastructure** can include components such as **natural heritage features** and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of section 2 of the Endangered Species Act, 2007.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the **floodings hazard, erosion hazard** or **dynamic beach hazard** limits. Along the shorelines of **large inland lakes**, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the **floodings hazard, erosion hazard** or **dynamic beach hazard** limits. Along **river, stream and small inland lake systems**, this means the land, including that covered by water, to the furthest landward limit of the **floodings hazard** or **erosion hazard** limits.



Hazardous sites: means property or lands that could be unsafe for **development** and **site alteration** due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Higher order transit: means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. **Higher order transit** can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

Housing options: means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, **affordable** housing, **additional needs housing**, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or **institutional uses**, such as long-term care homes.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system



is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for **development**. **Infrastructure** includes: sewage and water systems, septage treatment systems, stormwater management systems, **waste management systems**, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, including broadband, transit and transportation corridors and facilities, **active transportation systems**, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of Section D6.5 of this Plan, means land uses where there is a threat to the safe evacuation of **vulnerable** populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of **floodproofing** measures or protection works, or erosion.

Intensification: means the **development** of a property, site or area at a higher density than currently exists through:

- a) **Redevelopment**, including the reuse of **brownfield sites** and underutilized shopping malls and plazas;
- b) The **development** of vacant and/or underutilized lots within previously developed areas;
- c) Infill **development**; and,
- d) The expansion or conversion of existing buildings.

Intermittent streams: means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

Large and fast-growing municipalities: means municipalities identified in Schedule 1 of the PPS 2024.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.



Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. **Low impact development** can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Low and moderate income households: means a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality. **Major facilities:** means facilities which may require separation from **sensitive land uses**, including but not limited to **airports**, manufacturing uses, transportation **infrastructure** and corridors, **rail facilities**, **marine facilities**, sewage treatment facilities, **waste management systems**, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, **airports**, **rail facilities**, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are **freight-supportive** may be recommended in guidelines developed by the provincial guidance or based on municipal approaches that achieve the same objectives.

Major trip generators: means origins and destinations with high population densities or concentrated activities which generate many trips (e.g., **strategic growth areas**, major office and office parks, major retail, **employment** areas, community hubs, large parks and recreational destinations, **public service facilities**, and other mixed-use areas).

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future **marine facilities**.

Mine hazard: means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means **metallic minerals** and **non-metallic minerals** as herein defined, but does not include **mineral aggregate resources** or **petroleum resources**.

Metallic minerals: means those **minerals** from which metals (e.g. copper, nickel, gold) are derived.



Non-metallic minerals means those **minerals** that are of value for intrinsic properties of the **minerals** themselves and not as a source of metal. They are generally synonymous with industrial **minerals** (e.g. graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral aggregate operation: means

- a) Lands under license or permit, other than for **wayside pits and quarries**, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate resource conservation: means

- a) The recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and,
- b) The wise use of mineral aggregates including utilization or extraction of on-site **mineral aggregate resources** prior to **development** occurring.

Mineral deposits: means areas of identified **minerals** that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral **development** potential that have not been permanently rehabilitated to another use.



Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, air, and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas: means features and areas, including **significant wetlands**, **significant coastal wetlands**, other **coastal wetlands** in Ecoregions 5E, 6E and 7E, **fish habitat**, **significant woodlands** and **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), **habitat of endangered species** and **threatened species**, **significant wildlife habitat**, and **significant areas of natural and scientific interest**, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of **natural heritage features and areas**, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include **natural heritage features and areas**, federal and provincial parks and conservation reserves, other **natural heritage features**, lands that have been restored or have the potential to be restored to a natural state, areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue. The Province has a recommended approach for identifying **natural heritage systems**, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) In regard to Section B11 a) and b) of this Plan, potential risks to human health and safety and degradation to the **quality and quantity of water**, **sensitive surface water features** and **sensitive ground water features**, and their related **hydrologic functions**, due to single, multiple or successive **development**. **Negative impacts** should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;



- b) In regard to **fish habitat**, any harmful alteration, disruption, or destruction of **fish habitat**, except where, an exemption to the prohibition has been authorized under the Fisheries Act;
- c) In regard to other **natural heritage features and areas**, degradation that threatens the health and integrity of the natural features or **ecological functions** for which an area is identified due to single, multiple or successive **development** or **site alteration** activities;
- d) In regard to Section D2.1 b), of this Plan, degradation to the quality and quantity of water, sensitive surface water features and sensitive **ground water features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities; and,
- e) In regard to Section E2.2.8 b) of this Plan any **development** or **site alteration** that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Normal farm practices: means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. **Normal farm practices** shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means 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**, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and **energy storage systems**.

One hundred year flood: for **river, stream and small inland lake systems**, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) For the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake



levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;

- b) In the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and,
- c) For **large inland lakes**, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the **one hundred year flood level** is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than **flooding hazards** and **wave effects** which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) **Municipal sewage services** or **private communal sewage services** combined with **individual on-site water services**; or
- b) **Municipal water services** or **private communal water services** combined with **individual on-site sewage services**.

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons or compressed air energy storage.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor. **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; and,
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where **prime agricultural lands** predominate. This includes areas of **prime agricultural lands** and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. **Prime agricultural areas** may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries. **Prime agricultural land:** means **specialty crop areas** and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to



reduce the damage caused by **flooding hazards, erosion hazards and other water-related hazards**, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) In regard to Section D1.4 c) of this Plan, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including **fish and fish habitat**), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and,
- b) In regard to Section D1.4 d) of this Plan, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a **provincial plan** within the meaning of section 1 of the Planning Act.

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. **Public service facilities** do not include **infrastructure**.

Quality and quantity of water: is measured by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future **rail facilities**.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including **brownfield sites**.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the **regional market area**. However, where a **regional market area** extends **significantly** beyond these boundaries, then the **regional market area** may be based on the larger market area. Where **regional market areas** are very large and sparsely populated, a smaller area, if defined in an Official Plan, may be utilized.

Renewable energy source: means an energy source that is renewed by



natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a **renewable energy source**.

Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within **municipal sewage services** or **private communal sewage services**, which is not yet committed to existing or approved **development**. For lot creation using **private communal sewage services** and **individual on-site sewage services**, **reserve sewage system capacity** includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved **development**. **Reserve water system capacity** applies to **municipal water services** or **private communal water services**, and not **individual on-site water services**.

Residence surplus an agricultural operation: means one existing habitable detached dwelling, including any associated additional residential units, that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include **Rural Settlement Areas**, **rural lands**, **prime agricultural areas**, **natural heritage features and areas**, and resource areas.

Rural lands: means lands which are located outside **settlement areas** and which are outside **prime agricultural areas**. For the purposes of this Plan, the Rural Area designation is considered to be Rural Lands as defined by the Provincial Planning Statement.

Sensitive: in regard to **surface water features** and **ground water features**, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant



discharges generated by a nearby major facility. **Sensitive land uses** may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means Urban Areas and Rural **Settlement Areas** within municipalities (such as cities, towns, villages and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

- a) Built up areas where development is concentrated and which have a mix of land uses; and,
- b) Lands which have been designated in an Official Plan for development over the long-term.

Sewage and water services: includes **municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.**

Significant: means

- a) In regard to **wetlands, coastal wetlands and areas of natural and scientific interest**, an area identified as provincially **significant** using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) In regard to **woodlands**, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) In regard to other features and areas in Section D1.2 b) of this Plan, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**;
- d) In regard to **mineral potential**, an area identified as provincially **significant** through provincial guidance such as the Provincially **Significant Mineral Potential Index**; and,



- e) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in sections c)-d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some **significant** resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of Section D1.2 a), **site alteration** does not include underground or surface mining of **minerals** or advanced exploration on mining lands in **significant areas of mineral potential** in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to Section D1.2 b) i).

Special Policy Area: means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the **significant** social and economic hardships to the community that would result from strict adherence to provincial policies concerning **development**. The criteria for designation and procedures for approval are established by the Province.

A **Special Policy Area** is not intended to allow for new or intensified **development** and **site alteration**, if a community has feasible opportunities for **development** outside the **flood plain**.

Specialty crop area: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) Farmers skilled in the production of specialty crops; and,
- c) A long-term investment of capital in areas such as crops, drainage, **infrastructure** and related facilities and services to produce, store, or process specialty crops.



Strategic growth areas: means within **settlement** areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating **intensification** and higher-density mixed uses in a more **compact built form**. **Strategic growth areas** include **major transit station areas**, existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or development will be focused, that may include infill, **redevelopment** (e.g., underutilized shopping malls and plazas), **brownfield sites**, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned **frequent transit service** or **higher order transit** corridors may also be identified as **strategic growth areas**.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as “**Threatened Species**” on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit service integration: means the coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment.

Transit-supportive: in regard to land use patterns, means **development** that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use **development** that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the **transportation system**.

Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the **transportation system** by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, **rail facilities**, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection



stations, inter-modal facilities, harbours, **airports**, **marine facilities**, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to **flood plain** management where the **flood plain** is differentiated in two parts: the **floodway** and the **flood fringe**.

Urban agriculture: means food production in **settlement areas**, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the **quality and quantity of water**, within a **watershed** and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts. **Watershed planning** evaluates and considers the **impacts of a changing climate on water resource systems** and is undertaken at many scales. It may inform the identification of **water resource systems**.

Water resource systems: means a system consisting of **ground water features** and areas, **surface water features** (including shoreline areas), **natural heritage features and areas**, and **hydrologic functions**, which are necessary for the ecological and hydrological integrity of the **watershed**.

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

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marshes, bogs and fens.



Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be **wetlands** for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, **infrastructure** and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific **wildlife habitats** of concern may include areas where species concentrate at a **vulnerable** point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor **recreational** opportunities, and the sustainable harvest of a wide range of woodland products. **Woodlands** include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. **Woodlands** may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."