

**APPENDIX 1**  
**Official Plan Amendment Text (2<sup>nd</sup> Draft)**

## Changes throughout the Plan

OP SECTION	PROPOSED AMENDMENT	REASON
<b>Various sections</b>	<p>Terminology:</p> <ul style="list-style-type: none"> <li>• Change the name of certain Resource Lands designations and overlays throughout the Plan as follows: <ul style="list-style-type: none"> <li>○ “Aggregate Reserve Constraint Overlay” becomes “Aggregate Resource Overlay”</li> <li>○ “Bedrock Resource Constraint Overlay” becomes “Bedrock Resource Overlay”</li> <li>○ “Mineral Resource Constraint Overlay” becomes “Mineral Resource Overlay”</li> </ul> </li> </ul>	Updating of the name of certain mineral and aggregate resource lands to more accurately reflect their status within the context of the Official Plan policies.

## PART 1: Basis of the Plan

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>1.1 Foreword</b>	The Official Plan provides a policy framework intended primarily to manage and direct physical development and its effects on the social, economic and natural environment of Stone Mills Township until the year <del>2024</del> . It concentrates on physical planning.	The Official Plan provides a policy framework intended primarily to manage and direct physical development and its effects on the social, economic and natural environment of Stone Mills Township until the year <del>2036</del> . It concentrates on physical planning.	Consistency with horizon of County OP.
	The Plan utilizes words or terms defined in the Provincial Policy Statement of <del>March 2005</del> . These definitions shall apply in the interpretation of the policies of this Plan and their application to development proposals and planning applications. These terms are shown as <b><i>italicized bold script</i></b> in the Plan.	The Plan utilizes words or terms defined in the Provincial Policy Statement of <del>March 2005</del> . These definitions shall apply in the interpretation of the policies of this Plan and their application to development proposals and planning applications. These terms are shown as <b><i>italicized bold script</i></b> in the Plan.	Consistency with 2014 PPS
<b>1.2 Purpose</b>	The Official Plan provides a framework intended to reduce the element of uncertainty as to the manner and sequence of growth and change so that	The Official Plan provides a framework intended to reduce the element of uncertainty as to the manner and sequence of growth and change so that	To reflect key changes in timeframes and reference to the 2014 PPS.

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	<p>coordination and cooperation in public and private investment can occur. This plan:</p> <ul style="list-style-type: none"> <li>• Is a give-year update to the 2000 Official Plan, which in turn is a consolidation and update of the previous official plans;</li> <li>• The five (5) year review (2007–2008) of the Plan establishes a number of modifications designed to respond to the changing circumstances in the Township, to ensure the Plan is consistent with the Provincial Policy Statement (2005) and to improve planning procedures;</li> <li>• Provides for the consistency in policy, approval, and coverage throughout the whole of the Township of Stone Mills while recognizing specific needs within the Township of Stone Mills.</li> </ul> <p>The policies adopted by the Council for the Township of Stone Mills are to guide changes in the physical structure of the Township. Changes in the physical structure should be in harmony with social needs, economic needs, municipal financial capabilities, environmental considerations and the proper management of natural resources. This Plan attempts to provide the most desirable environment for a variety of lifestyles for present and future residents. The Official Plan, therefore, contains much more than a set of land use controls.</p>	<p>coordination and cooperation in public and private investment can occur. This plan:</p> <ul style="list-style-type: none"> <li>• Is a five-year update to the December 2011 Official Plan, which in turn is a consolidation and update of the previous official plans;</li> <li>• The five (5) year review (2017) of the Plan establishes a number of modifications designed to respond to the changing circumstances in the Township, to ensure the Plan is consistent with the Provincial Policy Statement (2014) and to improve planning procedures;</li> <li>• Provides for the consistency in policy, approval, and coverage throughout the whole of the Township of Stone Mills while recognizing specific needs within the Township of Stone Mills.</li> </ul> <p>The policies adopted by the Council for the Township of Stone Mills are to guide changes in the physical structure of the Township. Changes in the physical structure should be in harmony with social needs, economic needs, municipal financial capabilities, environmental considerations and the proper management of natural resources. This Plan attempts to provide the most desirable environment for a variety of lifestyles for present and future residents. The Official Plan, therefore, contains much more than a set of land use controls.</p>	
<p><b>1.4 Approach</b></p>	<p>The approach used in the preparation and revisions to this Plan was one of identifying issues and a Township role; consulting with the public to identify community interests and direction; collecting and analyzing data; evaluating alternatives; consulting with those with special knowledge about the subjects in this Plan; formalizing goals and objectives; recognizing and having regard to provincial policies, strategies and</p>	<p>The approach used in the preparation and revisions to this Plan was one of identifying issues and a Township role; consulting with the public to identify community interests and direction; collecting and analyzing data; evaluating alternatives; consulting with those with special knowledge about the subjects in this Plan; formalizing goals and objectives; recognizing and having regard to provincial policies,</p>	

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	<p>guidelines; formulating policies; and finally, analyzing policies and describing generally how they can be carried out.</p> <p>A five (5) year review was <del>conducted from July 2006 to February 2010</del>. Activities during the review included:</p> <ul style="list-style-type: none"> <li><del>• A visioning session with council, planning committee, and the committee of adjustment;</del></li> <li><del>• A soil classification review with the assistance of the Ministry of Agriculture, Food and Rural Affairs to assess the appropriateness of the designation of Prime Agricultural lands;</del></li> <li><del>• A core team meeting with provincial officials in a discussion of their mandates and resources they could bring to the table;</del></li> <li>• An in-house staff review of the policies of the plan coupled with an external (provincial) review of the wording of policies and potential changes;</li> <li><del>• The preparation of a Community Profile involving extensive consultation with effected ministries and outside agencies and the collection of information from the Township;</del></li> <li>• Several review sessions with Council and the Committee of Adjustment;</li> <li>• Several public consultation sessions (Open House and Public Meetings).</li> </ul>	<p>strategies and guidelines; formulating policies; and finally, analyzing policies and describing generally how they can be carried out.</p> <p>A five (5) year review was conducted <b>between May 2017 and [FINISH DATE]</b>. Activities during the review included:</p> <ul style="list-style-type: none"> <li>• An in-house staff review of the policies of the plan coupled with an external (provincial) review of the wording of policies and potential changes;</li> <li>• <b>Completion of a Vacant Residential Lot Inventory to determine the areas of the Township which can accommodate project growth.</b></li> <li>• Review sessions with Council and the Committee of Adjustment; and</li> <li>• Public consultation sessions (Open House and Public Meetings).</li> </ul>	
<p><b>1.5.1 The Community</b></p>	<p>In 2006 the population of the Township of Stone Mills stood at 7,568. This is an increase from 7,337 only 5 years prior, and 7,229 in 1996. In the years between 2001 and 2006 Stone Mills experienced a population growth of 3.1% (0.6% per year), or 231 people. The community is expected to experience moderate growth</p>	<p><i>Section 1.5.1 is to be amended by replacing with the following text:</i></p> <p><b>The 2016 population of the Township of Stone Mills is 7,702, increasing 1.9% from the 2011 population of 7,560. This represents the growth of 142 within a 5 year period. The community is expected to</b></p>	<p>Incorporation of 2016 Census data and demographics, and projected 2036 population consistent with County OP.</p>

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	over the planning period (to 2021) with a projected population of 8,000 to 9,000.	experience relatively slow growth over the planning period (to 2036) with a projected population of 8,832.	
<b>1.9 Review and Amendment</b>	Council will, in accordance with Section 26(4) of the <i>Planning Act</i> , will revise its official plan every <del>five</del> years as required to conform to any applicable provincial plans, to have regard to matters of provincial interest and to be consistent with the Provincial Policy Statement.	Council will, in accordance with Section 26(1.1) of the <i>Planning Act</i> , will revise its official plan every <del>five</del> <b>ten</b> years as required to conform to any applicable provincial plans, to have regard to matters of provincial interest and to be consistent with the Provincial Policy Statement.	Incorporation of updated <i>Planning Act</i> requirements.
<b>1.10 Time Period</b>	This Plan is established for a planning period to the year <del>2024</del> , and will be reviewed in <del>2046</del> .	This Plan is established for a planning period to the year <del>2036</del> , and is anticipated to be reviewed again in <del>2022</del> .	Update to reflect new OP time horizon.

## PART 2: Principles and Assumptions

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>2.1 Basic Principles</b>	No existing policy.	<b>2.1.13</b> Develop an approach to provide affordable housing options and identify options for secondary residential units, to meet the diverse needs of residents.	Additional principles to identify affordable housing and secondary residential units as a key principle to providing housing needs to Township residents.
<b>2.2 Principles and Assumptions</b>	2.2.1.5 Population growth is based predominantly on previous trends and allowing for continued out-commuting of workers. This plan is intended to provide for a population of <del>8,000 to 9,000</del> within the planning period (to <del>2024</del> ) and <del>525 to 600</del> new housing starts. New residential development will be directed to the Hamlets provided that ground and surface water resources are proven to be capable of sustaining the impacts of development on on-site sewage and water services. Groundwater aquifers have a high degree of vulnerability to contamination in the Township and warrant particular management strategies to ensure their conservation in providing a potable water supply for the community.	2.2.1.5 Population growth is based predominantly on previous trends and allowing for continued out-commuting of workers. This plan is intended to provide for a population of <b>8,832</b> within the planning period (to <b>2036</b> ) and <b>400</b> new housing starts. New residential development will be directed to the Hamlets provided that ground and surface water resources are proven to be capable of sustaining the impacts of development on on-site sewage and water services. Groundwater aquifers have a high degree of vulnerability to contamination in the Township and warrant particular management strategies to ensure their conservation in providing a potable water supply for the community.	Updated population and housing start information based on County OP projections.
	No existing policy.	<b>2.2.1.17</b> All forms of housing should be encouraged which meet the social, health and well-being of all current and future residents of Stone Mills, including special needs requirements. The provision of housing which is affordable to low and moderate income households should be encouraged as part of new developments, including intensification and infill development, and secondary residential units. Council will encourage a minimum target of 25% for the provision of housing which is affordable in the Township.	Consistency with Section 1.4.3 a) and b) of the PPS.  Affordable housing targets per Section B14.4 of the County OP.

## PART 4: Land Use Policies

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
4.2.3 Policies for Agricultural Uses (outside of the Agricultural Designation)	No existing policy	Section 4.2.3 is to be amended by adding the following subsection:  <i><b>f. On-farm diversified uses, agri-tourism uses and agriculture-related uses are permitted and shall be compatible with, and shall not hinder, surrounding agricultural operations.</b></i>	Addition per Section C3.6 of the County OP to ensure consistency in reference to permitted agricultural uses and to increase the flexibility for agricultural operations in the Rural designation.
4.2.5 Seasonal Residential (Cottage) Development	4.2.5. <del>Seasonal Residential (Cottage) Development</del>  Seasonal residential development may be permitted on water bodies in the Township. Despite the above seasonal-residential development on Beaver Lake, Inglesby (White) Lake and Varty Lake shall be restricted to existing lots of record. Development proposed along the corridor of the Salmon River shall also be consistent with the policies of <b>Section 4.7.4</b> of this Plan.  a. <del>Seasonal</del> residences are permitted along waterbodies provided:  i. New lots comply with either the Subdivision or Consent Policies in part 7 of this Plan.  ii. New lots comply with the Minimum Distance Separation formulae, as amended from time to time (see <b>Section 7.2.2</b> ).  iii. Existing lots of record fronting on a water body may be used for a <del>seasonal</del> single unit dwelling house provided there is legal ingress and egress via a public road (year-round or seasonally maintained), an existing private road, or an existing right-of-way.	4.2.5. <b>Waterfront Residential Development</b>  Residential development may be permitted on water bodies in the Township. Despite the above, <b>waterfront</b> residential development on Beaver Lake, Inglesby (White) Lake and Varty Lake shall be restricted to existing lots of record. Development proposed along the corridor of the Salmon River shall also be consistent with the policies of <b>Section 4.7.4</b> of this Plan.  a. <b>Waterfront</b> residences are permitted along waterbodies provided:  i. New lots comply with either the Subdivision or Consent Policies in part 7 of this Plan.  ii. New lots comply with the Minimum Distance Separation formulae, as amended from time to time (see <b>Section 7.2.2</b> ).  iii. Existing lots of record fronting on a water body may be used for a single unit dwelling house provided there is legal ingress and egress via a public road (year-round or seasonally maintained), an existing private road, or an existing right-of-way.	Changing of policy from seasonal residential to waterfront residential in acknowledgement of shift of waterfront residential uses from seasonal to permanent/year-round use.  Introduce some flexibility with respect to the requirement for setbacks on existing waterfront lots of record.  Remove reference to consultation with conservation authority as this is not always necessary and deletion of the policy does not preclude such consultation.

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	<p>iv. The lot is serviced with a groundwater well constructed in accordance with Ontario regulation 903 of the Ontario Water Resources Act.</p> <p>e. Development, including a dwelling, sewage disposal system, or a non-residential use or building, shall be setback a minimum of 30 meters from the high water mark of any waterbody. Any proposal for lot creation adjacent to a waterbody must ensure that the minimum 30-meter development setback can be accommodated.</p> <p>On existing lots of record where the minimum setback cannot be achieved, all development, including a sewage disposal treatment and redevelopment of existing buildings, shall be setback the greatest possible distance and shall not have the effect of further reducing an existing deficient setback. Furthermore, <del>any reduced setback on an existing lot of record shall only be permitted where it has been demonstrated through a technical report undertaken by a qualified professional that there will be no adverse impacts on the waterbody.</del> Reductions in the minimum setback will be reflected in the implementing Zoning bylaw. For the purposes of demonstrating the appropriateness of a lesser setback, a qualified professional may include a Professional Engineer, a Professional Geoscientist, a Professional Geotechnical Engineer, an Ecologist, a Biologist or such other accredited professional who is capable of providing expert opinion on matter related to water quality, plant and animal habitat, slope stability, and flood hazard protection; the expertise of the professional shall be relevant to the features warranting assessment.</p> <p>f. Development on lakes and water bodies shall be planned with the intent of preserving the shoreline</p>	<p>iv. The lot is serviced with a groundwater well constructed in accordance with Ontario regulation 903 of the Ontario Water Resources Act.</p> <p>e. Development, including a dwelling, sewage disposal system, or a non-residential use or building, shall be setback a minimum of 30 meters from the high water mark of any waterbody. Any proposal for lot creation adjacent to a waterbody must ensure that the minimum 30-meter development setback can be accommodated.</p> <p>On existing lots of record where the minimum setback cannot be achieved, all development, including a sewage disposal treatment and redevelopment of existing buildings, shall be setback the greatest possible distance and <b>should</b> not have the effect of further reducing an existing deficient setback. Furthermore, <b>the Township may require an assessment by a qualified professional that the reduced setback will not result in adverse impacts to the waterbody.</b> Reductions in the minimum setback will be reflected in the implementing Zoning bylaw. For the purposes of demonstrating the appropriateness of a lesser setback, a qualified professional may include a Professional Engineer, a Professional Geoscientist, a Professional Geotechnical Engineer, an Ecologist, a Biologist or such other accredited professional who is capable of providing expert opinion on matter related to water quality, plant and animal habitat, slope stability, and flood hazard protection; the expertise of the professional shall be relevant to the features warranting assessment.</p>	

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	<p>area in its natural state. Vegetation within 30 m [98.4 ft.] should be left undisturbed except for a narrow access to the lake. Where the shoreline vegetation has been removed through past land use activities, a program of replanting will be encouraged or required through such means as conditional zoning, site plan control or a development agreement.  <del>Council will consult with the Conservation Authority on applications for waterfront development.</del></p>	<p>f. Development on lakes and water bodies shall be planned with the intent of preserving the shoreline area in its natural state. Vegetation within 30 m [98.4 ft.] should be left undisturbed except for a narrow access to the lake. Where the shoreline vegetation has been removed through past land use activities, a program of replanting will be encouraged or required through such means as conditional zoning, site plan control or a development agreement.</p>	
<p><b>4.2.8 Rural Commercial and Industrial Uses</b></p>	<p><i>No existing policy</i></p>	<p><i>Section 4.2.8.d is to be amended by adding the following subsection:</i></p> <p><i>vii. The proposed use identifies and considers servicing and groundwater issues (See also Section X.X.X)</i></p>	<p>Addition from Section C4.1f) of the County OP.</p>
<p><b>4.2.10.2 Resort Commercial Development - Policies</b></p>	<p>a. New Resort Commercial Development <del>will require an amendment to this Plan.</del> The following criteria shall be considered in reviewing planning applications for new resort commercial development:</p>	<p>a. New Resort Commercial Development <b>may be permitted, subject to a zoning by-law amendment and site plan control.</b> The following criteria shall be considered in reviewing planning applications for new resort commercial development:</p>	<p>Remove the requirement for an official plan amendment for a new resort commercial development to reduce the barriers to development, understanding that a zoning by-law amendment would be required and site plan control would apply.</p>
<p><b>4.3.1 Hamlets – General Principles</b></p>	<p>The vacant land supply within the boundaries of Hamlets shown on the Land Use Plan Schedule ‘A’ exceeds the projected growth requirements over the planning period to 2024. It is recognized that not all of the lands within the hamlets is readily available for development and that there may also be physical or other constraints that affect the location of new development. It is the intent of this Plan to set out policies for the development of hamlets without the necessity of revising the boundaries established in the</p>	<p>The vacant land supply within the boundaries of Hamlets shown on the Land Use Plan Schedule ‘A’ exceeds the projected growth requirements over the planning period to 2036. It is recognized that not all of the lands within the hamlets is readily available for development and that there may also be physical or other constraints that affect the location of new development. It is the intent of this Plan to set out policies for the development of hamlets without the necessity of revising the boundaries established in the</p>	<p>Update to the planning horizon of the OP.</p>

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	<p>2000 Plan. The emphasis will be on development which is contiguous and which does not compromise the groundwater aquifer.</p>	<p>2000 Plan. The emphasis will be on development which is contiguous and which does not compromise the groundwater aquifer.</p>	
<p><b>4.3.2 Permitted Uses</b></p>	<p>The Hamlet designation shall provide for a mixture of residential and local service uses that include commercial, day nurseries, senior citizen’s housing, limited industrial uses which are primarily intended to serve the residents of the hamlet and surrounding rural area; also home based businesses, bed and breakfast establishments, public and private parks, institutions and community facilities such as schools, churches, and municipally owned offices and facilities. Low density residential and limited multi-residential uses will be allowed to co-exist with other uses. In mixed use buildings, Council will encourage street level uses to be retained for commerce and other uses where public access is readily required.</p> <p>Multi-residential forms of development including an <del>apartment in a house</del> may be considered provided sewage and water services are sustainable and comply with Section 5.13.2 and 4.3.3 (c) and provided the location of these forms of housing is compatible with surrounding land uses. Low profile buildings will be preferred.</p>	<p>The Hamlet designation shall provide for a mixture of residential and local service uses that include commercial, day nurseries, senior citizen’s housing, limited industrial uses which are primarily intended to serve the residents of the hamlet and surrounding rural area; also home based businesses, bed and breakfast establishments, public and private parks, institutions and community facilities such as schools, churches, and municipally owned offices and facilities. Low density residential and limited multi-residential uses will be allowed to co-exist with other uses. In mixed use buildings, Council will encourage street level uses to be retained for commerce and other uses where public access is readily required.</p> <p>Multi-residential forms of development including an <b>secondary residential units, or other affordable housing options</b>, may be considered provided sewage and water services are sustainable and comply with Section 5.13.2 and 4.3.3 (c) and provided the location of these forms of housing is compatible with surrounding land uses. Low profile buildings will be preferred.</p>	<p>Inclusion of Secondary Residential Unit and Affordable Housing targets, per County OP policies.</p>
<p><b>4.3.4 Policies for Residential Uses in Hamlets</b></p>	<p>4.3.4.a Residential activity is encouraged in depth rather than in strips along existing roads. Provision shall be made for access roads from existing roads to allow future development to take place beyond existing built-up areas. <i>Intensification</i> and <i>redevelopment</i> will be encouraged. Development will be controlled to <del>an</del> ensure efficient and orderly urban form through contiguous and compact development that optimizes the use of the existing road pattern and land base, provides for easy access to parks and other community</p>	<p>4.3.4.a Residential activity is encouraged in depth rather than in strips along existing roads. Provision shall be made for access roads from existing roads to allow future development to take place beyond existing built-up areas. <i>Intensification</i> and <i>redevelopment</i> will be encouraged. Development will be controlled to ensure efficient and orderly urban form through contiguous and compact development that optimizes the use of the existing road pattern and land base, provides for easy access to parks and</p>	<p>Additional policies to be consistent with the 25% minimum affordable housing target, as identified by the County of Lennox and Addington.</p>

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	<p>facilities and is generally consistent with the character of the existing built form.</p> <p>Residential development and redevelopment shall include consideration for affordable housing. It is the intent of this Plan that <del>20-30%</del> of housing units shall be <i>affordable to low and modern income households</i>.</p>	<p>other community facilities and is generally consistent with the character of the existing built form.</p> <p><b>A range and mix of housing is encouraged, including the redevelopment of brownfield sites.</b></p> <p>Residential development and redevelopment shall include consideration for affordable housing. It is the intent of this Plan that <b>a minimum of 25%</b> of housing units shall be <i>affordable to low and modern income households</i>.</p>	
	<i>No existing policy</i>	<p><i>The following policy will be added to Section 4.3.4 (existing subsections will be re-numbered):</i></p> <p><b><i>b. Secondary residential units are encouraged and may be located in a detached, semi-detached and row house dwelling provided a secondary residential unit is not located in an accessory building on the same lot. Secondary residential units may be provided in an accessory building provided only one dwelling unit is located within the principal building. The provision of a secondary residential unit must ensure that health and safety standards are met. Implementing provisions for secondary residential units will be included in the Zoning By-law.</i></b></p>	Secondary Residential Unit policies per County OP.
<b>4.3.5 Policies for Commercial and Industrial Uses in Hamlets</b>	<i>No existing policy</i>	<p><i>The following policy will be added to Section 4.3.4 (existing subsections will be re-numbered):</i></p> <p><b><i>d. Redevelopment of brownfield sites, where appropriate, is encouraged to promote regeneration of commercial and industrial development.</i></b></p>	Consistent with Section C2.1c) of the County OP
<b>4.4.2 Agricultural</b>	<i>Prime agricultural lands</i> mean land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order of priority for protection	<i>Prime agricultural lands</i> means <b>land that includes</b> specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, <b>as amended from time to time</b> , in this order of priority for protection.	Consistency with PPS definition.

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<p><b>4.4.2.1 Permitted Uses</b></p>	<p>Uses permitted shall include the use of land and associated farm buildings and structures, such as the farm residence and farm buildings, for crop production, tree farms, animal husbandry, poultry fish farming, aquaculture, maple syrup production operations, fruit production, green houses, apiaries, retail stands for the sale of agricultural products produced on the farm unit, and agricultural related uses being those farm related commercial and farm related industrial uses that are small scale, directly related to the farm operation and required in close proximity to the farm operation such as grain drying operations, animal husbandry services, farm machinery operations and livestock assembly areas.</p> <p>Uses considered compatible and supportive to the principal agricultural use are also permitted. Such uses are small in scale and may include home occupations, home industries, and value added agricultural products such as <del>farm vacations</del>, pick-your-own operations, packing operations and processing and storage warehouses. This includes small scale farming which provides produce for local markets and/or area residents. Compatible uses also include forestry, passive outdoor recreation, conservation uses, and woodlots. Abattoirs and cheese plants are permitted provided suitable alternate locations within areas designated other than Agricultural are not available.</p> <p>In addition, and subject to the policies contained in this Plan, accessory farm related residential uses, limited non-farm residential uses, secondary uses, home based businesses, wayside pits and quarries, and limited farm-related commercial and industrial uses are permitted.</p>	<p>Uses permitted shall include the use of land and associated farm buildings and structures, such as the farm residence and farm buildings, for crop production, tree farms, animal husbandry, poultry fish farming, aquaculture, maple syrup production operations, fruit production, green houses, apiaries, retail stands for the sale of agricultural products produced on the farm unit, and agricultural related uses being those farm related commercial and farm related industrial uses that are small scale, directly related to the farm operation and required in close proximity to the farm operation such as grain drying operations, animal husbandry services, farm machinery operations and livestock assembly areas.</p> <p>Uses considered compatible and supportive to the principal agricultural use are also permitted. Such uses are small in scale and may <b>include on-farm diversified uses including</b> home occupations, home industries, <b>agri-tourism uses</b>, and value added agricultural products such as pick-your-own operations, packing operations and processing and storage warehouses. This includes small scale farming which provides produce for local markets and/or area residents. Compatible uses also include forestry, passive outdoor recreation, conservation uses, and woodlots. Abattoirs and cheese plants are permitted provided suitable alternate locations within areas designated other than Agricultural are not available.</p> <p>In addition, and subject to the policies contained in this Plan, accessory farm related residential uses, limited non-farm residential uses, secondary uses, home based businesses, wayside pits and quarries, and limited farm-related commercial and industrial uses are permitted.</p>	<p>Consistency with Sections C3.5 and C3.6 of the County OP related to permitted agricultural and farm uses.</p>

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<i>No existing Section</i>	<i>No existing policy</i>	<p><i>A new section will be added as 4.4.2.3 (subsequent sections will be renumbered), as follows:</i></p> <p><i>4.4.2.3 Non Agricultural Uses in the Agricultural Designation</i></p> <p><i>a. Limited non-residential uses that are not permitted by this Plan may only be considered in the Agricultural Designation through an Amendment to this Plan, provided that the following is demonstrated:</i></p> <ul style="list-style-type: none"> <li><i>i) The land does not comprise a specialty crop area;</i></li> <li><i>ii) The proposed use complies with the minimum distance separation formulae (see Section 7.2.2);</i></li> <li><i>iii) There is an identified need within the planning period for addition land to be designated to accommodate the proposed use; and</i></li> <li><i>iv) Alternative locations have been evaluated, and</i> <ul style="list-style-type: none"> <li><i>a. There are no reasonable alternative locations which avoid prime agricultural area; and</i></li> <li><i>b. There are not reasonable alternative locations in prime agricultural areas with lower propriety agricultural lands.</i></li> </ul> </li> </ul> <p><i>b. The extraction of minerals, petroleum resources and mineral aggregate resources is permitted in the Agricultural Designation subject to the policies of Section 4.2.3.</i></p> <p><i>c. When considering a non-agricultural use, impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.</i></p> <p><i>d. Removal of land within the Agricultural Designation for expansion of or identification of</i></p>	<p>Conformance with Section C3.6 of the County OP and Sections 2.3.5 and 2.3.6 of the PPS.</p> <p>These proposed new policies will provide greater clarity regarding uses and development of non-agricultural uses within the agricultural designation. Proposed policies will ensure protection of identified agricultural areas in the Township.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p><i>settlement areas may only be permitted as part of a comprehensive review of this Plan, and where it has been demonstrated that:</i></p> <ul style="list-style-type: none"> <li><i>i) Sufficient opportunities for growth are not available through intensification and redevelopment to accommodate the projected needs for growth;</i></li> <li><i>ii) The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</i></li> <li><i>iii) The new or expanding settlement area is in compliance with the minimum distance separation formulae (see Section 7.2.2); and</i></li> <li><i>iv) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</i></li> </ul>	
<p><b>4.4.2.3 Policies for Land Severance in the Agricultural Designation</b></p>	<p>New lot creation on prime agricultural lands may only be permitted for:</p> <ul style="list-style-type: none"> <li>a. Agricultural uses, provided the lot size is appropriate for the type of agricultural use common in the area and is sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</li> <li>b. Agricultural-Related Uses provide that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</li> <li><del>c. A residence surplus to a farming operation as a result of farm consolidation provided that new</del></li> </ul>	<p><i>To be renumbered as Section 4.4.2.4</i></p> <p>New lot creation on prime agricultural lands may only be permitted for:</p> <ul style="list-style-type: none"> <li>a. <i>Agricultural uses</i>, provided the lot size is appropriate for the type of agricultural use(s) common in the area and <b>are</b> sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</li> <li>b. <b>Agricultural-Related Uses</b> provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</li> </ul>	<p>Consistent with Section 2.3.4.1 of the PPS and C3.4 of the County OP</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p><del>residential dwellings are prohibited on any retained parcel of land created by the severance;</del></p> <p>d. Infrastructure where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;</p> <p>e. Lot adjustments may be permitted for legal or technical reasons.</p>	<p><b>c. A residence surplus to a farming operation as a result of farm consolidation provided that:</b></p> <ul style="list-style-type: none"> <li>i. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and</li> <li>ii. the Township ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.</li> </ul> <p>d. <b>Infrastructure</b> where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;</p> <p>e. Lot adjustments may be permitted for legal or technical reasons, such as 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.</p>	
<p><b>Section 4.4.3 Mineral Aggregates</b></p>	<p>The Township of Stone Mills is designated under the Aggregate Resources Act. The Township recognizes the need to ensure a supply of aggregates for local, regional, and provincial needs at a reasonable cost for future development purposes while ensuring that environmental impacts have been addressed and that no segment of the Township experiences unreasonable impacts resulting from aggregate extractions. <del>Areas have been identified where the establishment of aggregate uses may be appropriate. These are outlined on Schedule 'A' to this Plan by an Aggregate Reserve Constraint overlay and include lands that have been identified in Open File Report 5580, Mineral Aggregate Resources Inventory of the County of Lennox and Addington, Southern Ontario, Ontario Geological Survey, 1987 or by the Ministry of</del></p>	<p>The Township of Stone Mills is designated under the Aggregate Resources Act. The Township recognizes the need to ensure a supply of aggregates for local, regional, and provincial needs at a reasonable cost for future development purposes while ensuring that environmental impacts have been addressed and that no segment of the Township experiences unreasonable impacts resulting from aggregate extractions. <b>The location and extent of known deposits of mineral aggregate resources, including sand and gravel resources and bedrock resources, are identified on Schedule 'A' to this Plan by an Aggregate Reserve Constraint Overlay and by a Bedrock Resource Constraint Overlay. The location of these resources are based on the latest available information from the Ministry of Natural Resources</b></p>	<p>Consistent with County Official Plan policies on bedrock mineral aggregate resources, as per County Official Plan OPA#1</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p><del>Natural Resources as having potential mineral aggregate resources value.</del></p> <p>Licensed pits and quarries have been identified throughout the Township. Locations of these existing Aggregate uses are shown on Schedule 'A' to this Plan.</p>	<p>and Forestry and as implemented in the County of Lennox and Addington Official Plan. The location and extent of the resources shown is approximate.</p> <p>Licensed pits and quarries have been identified throughout the Township. Locations of these existing Aggregate uses are shown on Schedule 'A' to this Plan by a 'Licenced Pits and Quarries' designation. Updates to the location of such operations and to the location and boundary of known aggregate resources will generally be updated at the time of a comprehensive review of this Plan.</p>	
<p><b>Section 4.4.3.1 Mineral Aggregates – Permitted Uses</b></p>	<p><del>Within the Licensed Pits and Quarries designation the predominant use of lands shall be for the quarrying and extraction of gravel, sand, stone, and other aggregates. Associated operations such as blasting, crushing, screening, washing, aggregate blending, aggregate storage, aggregate recycling and associated buildings may be permitted provided that these associated operations are compatible with other uses permitted by this Plan. Permanent concrete batching plants and permanent asphalt batching plants may be permitted by placement in a separate zone category provided these associated operations are compatible with other uses permitted by this Plan, and in no way retard the rehabilitation of these areas for other land use. The Zoning By-law will differentiate between permanent and portable asphalt and concrete batching plants and outline separate zone provisions applying thereto. Development in a Mineral Aggregate Constraint overlay of the Rural designation as shown on Schedule 'A' to this Plan may be permitted provided that no proposed use would preclude the economical future use of these lands for mineral aggregate extraction. All non-extractive uses will be discouraged until such time as the resources is substantially depleted. (See also Section 4.2.1.1 with respect to wayside pits, wayside</del></p>	<p><i>Section 4.4.3.1 is deleted and subsequent sections renumbered accordingly.</i></p>	<p>Policies moved to other sections or deleted where duplicated or replaced.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<p>4.4.3.2  <b>Mineral                      Aggregates –                      Application of                      Policies</b></p>	<p>quarries, portable concrete plants and portable asphalt plants.)                      No existing policy.</p>	<p><i>The following subsections are added:</i></p> <ul style="list-style-type: none"> <li>i. The Township will ensure that as much of the mineral aggregate resources as is realistically possible is made available as close to market as possible.</li> <li>ii. Known deposits of mineral aggregate resources shall be protected for potential future extraction.</li> <li>iii. Extraction shall be carried out in a manner that minimizes social, economic and environmental impacts.</li> <li>iv. The Township will encourage mineral aggregate resource conservation, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.</li> <li>v. The Township will ensure that final and progressive rehabilitation occurs to accommodate subsequent land uses, to promote land uses and compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.</li> </ul>	<p>Consistency with Section D5.1 of the County OP and 2.5.5.1 of the PPS.</p> <p>Additional policies will provide greater clarity and policy direction for identified Mineral Aggregate Resources.</p>
<p>4.4.3.3  <b>Existing                      Aggregate                      Operations</b></p>	<p>No existing policy.</p>	<p><i>The subsection title is revised to include “Mineral”:</i></p> <p>“4.4.3.3 <u>Existing Mineral Aggregate Operations</u>”</p> <p><i>AND the following subsections are added:</i></p>	<p>Consistency with Section D5.1 of the County OP and 2.5.5.1 of the PPS. Moving of policies from former 4.4.3.1 for clarity.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>d. Existing mineral aggregate operations shall be protected from activities that would preclude or hinder their continued use or expansion.</p> <p>e. Within the Licensed Pits and Quarries designation the predominant use of lands shall be for the quarrying and extraction of gravel, sand, stone, and other aggregates. Associated operations such as blasting, crushing, screening, washing, aggregate blending, aggregate storage, aggregate recycling and associated buildings may be permitted provided that these associated operations are compatible with other uses permitted by this Plan. Permanent concrete batching plants and permanent asphalt batching plants may be permitted by placement in a separate zone category provided these associated operations are compatible with other uses permitted by this Plan, and in no way retard the rehabilitation of these areas for other land use. The Zoning By-law will differentiate between permanent and portable asphalt and concrete batching plants and outline separate zone provisions applying thereto.</p>	
<p><b>4.4.3.4</b>  <b>Protection of Mineral Aggregate Resources</b></p>	<p><i>No existing policy.</i></p>	<p><i>New policy Section 4.4.3.4 is added and subsequent sections renumbered accordingly.</i></p> <p>a. <u>Development in Mineral Aggregate Resource Areas</u></p> <p>Except as exempted in the proceeding subsections of this policy, in the Aggregate Resource Overlay and the Bedrock Resource Overlay and on adjacent lands, development and activities which would preclude or hinder the</p>	<p>Implementing Section 5.5 of the County Official Plan, as per County Official Plan OPA #1 (as modified)</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		establishment of new operations or access to the resources shall only be permitted if:	
		<ul style="list-style-type: none"> <li>i. Resource use would not be feasible; or</li> <li>ii. The proposed land use or development serves a greater long-term public interest; and,</li> <li>iii. Issues of public health, public safety and environmental impact are addressed.</li> </ul>	
		For the purposes of Section 4.4.3, “adjacent lands” are as set out in 4.4.3.6.	
		b. <u>Exemption #1 to Section 4.4.3.4.a - Clusters of Development in Agricultural Area and Rural Area Designations</u>	
		Any form of development within <b>clusters</b> of nonfarm development outside of settlement areas is exempted from Section 4.4.3.4.a of this Plan.	
		c. <u>Exemption #2 to Section 4.4.3.4.a - Agricultural Related Development</u>	
		The development and/or expansion of an <b>agricultural use</b> , an <b>agricultural related use</b> and an <b>on-farm diversified use</b> is exempted from Section D5.5.1 of this Plan, regardless of whether a Planning Act approval is required.	
		d. <u>Exemption #3 to Section 4.4.3.4.a -Types of Planning Act Applications</u>	
		The following applications are exempted.	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<ul style="list-style-type: none"> <li>i. The creation of a new lot on which the primary use shall be <b>agricultural</b>, and in which case the lot shall be rezoned to reflect that sole primary permitted use;</li> <li>ii. The creation of a new lot for an <b>agricultural-related use</b>;</li> <li>iii. The creation of a lot to accommodate an existing habitable farm dwelling that has become surplus to a farming operation;</li> <li>iv. The adjustment of a lot line for legal or technical reasons;</li> <li>v. The re-zoning of land for the development or expansion of a commercial, industrial or recreational use in the Agricultural and Rural designations provided an amendment to the local Official Plan is not required and provided the use does not include the establishment of dwelling units or accommodation units sensitive receptors;</li> <li>vi. The expansion of a legal nonconforming use, provided such an expansion meets all of the other tests in the local Official Plan; and,</li> <li>vii. Any application for minor variance, regardless of location.</li> </ul>	
		<p>e. <u>Requirements for a Section 4.4.3.4.a Assessment</u></p> <p>Schedule A identifies deposits of mineral aggregate resources throughout the municipality. However, the identification of these deposits 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</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>the quality of the mineral aggregate resource at any given location is also suitable.</p> <p>In cases where a proposed development is not exempt from Section 4.4.3.4.a of this Plan, the following factors shall be considered by the Township 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 A:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. The nature of the road network in the area and its ability to potentially accommodate mineral aggregate operations in the future;</li> <li>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;</li> <li>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;</li> <li>vi. The nature and potential impact of natural heritage features and areas in the</li> </ul>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>immediate area on the potential for mineral aggregate operations in the area in the future;</p> <p>vii. The nature and location of any sensitive surface water and ground water features in the area and its impact on mineral aggregate operations;</p> <p>viii. The quality of the mineral aggregate resource on the subject lands and in the immediate area; and</p> <p>ix. The presence of significant built heritage resources, protected heritage properties, significant cultural heritage landscapes and significant archaeological resources on the subject lands or in the immediate area.</p> <p>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 4.4.3.4.a have been met. The Township may look to the Ministry of Natural Resources and Forestry 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.</p>	
<p><b>4.4.3.4 New Aggregate Operations</b></p>	<p><del>c. Although it is the intention of this Plan to protect the potential for mineral aggregate extraction within lands shown as Aggregate Reserve Constraint Overlay or Bedrock Resource Constraint Overlay on Schedule 'A' Council, after consultation with the appropriate government agencies, may allow non</del></p>	<p><i>Subsection 4.4.3.4(c) is deleted and subsequent sections renumbered accordingly.</i></p>	<p>This policy is replaced by the new policy in Section 4.4.3.4.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>aggregate development within or adjacent to such areas if:</p> <ul style="list-style-type: none"> <li>i. <del>The extraction of aggregate is not feasible due to the quality or quantity of aggregate;</del></li> <li>ii. <del>The public need for the proposed land use or activity outweighs the value of the aggregate resource;</del></li> <li>iii. <del>Extraction can occur with or prior to the development of the land; or</del></li> <li>iv. <del>The proposed land use or development would not significantly preclude or hinder future extraction; and</del></li> <li>v. <del>Issues of public health, public safety and environmental impact are addressed.</del></li> </ul>		
<p><b>4.4.3.5 Official Plan and Zoning By-law Amendments</b></p>	<p>a. When considering applications for amendments to establish or expand aggregate operations, Council shall have regard for the following:</p> <ul style="list-style-type: none"> <li>i. The compatibility of the proposed extractive use with adjacent land uses (see also Section 4.4.3.6);</li> <li>ii. Compliance with the relevant standards set out in the Aggregate Resources of Ontario, Provincial Standards;</li> <li>iii. <del>The quantity and quality of the resource when application is being made for the extraction of more than 20,000 tonnes per annum;</del></li> <li>iv. <del>The impact on the physical environment, including the impact, if any, on ground water, surface drainage, and water courses;</del></li> <li>v. Information submitted by the applicant as to the geographical extent of the proposal;</li> <li>vi. The manner of site rehabilitation including the rehabilitation back to agricultural of any land designated as Agricultural. Such lands shall be rehabilitated to substantially the</li> </ul>	<p><i>Subsections a.iii and a.iv are deleted and the subsequent subsections renumbered accordingly.</i></p> <p>a. When considering applications for amendments to establish or expand aggregate operations, Council shall have regard for the following:</p> <ul style="list-style-type: none"> <li>i. The compatibility of the proposed extractive use with adjacent land uses (see also <b>Section 4.4.3.6</b>);</li> <li>ii. Compliance with the relevant standards set out in the Aggregate Resources of Ontario, Provincial Standards;</li> <li>iii. Information submitted by the applicant as to the geographical extent of the proposal;</li> <li>iv. The manner of site rehabilitation including the rehabilitation back to agricultural of any land designated as Agricultural. Such lands shall be rehabilitated to substantially the same area and same average soil quality for agriculture;</li> <li>v. Land uses located on adjacent lands in abutting municipalities;</li> </ul>	<p>Policies dealt with in new subsections b, c and d</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>same area and same average soil quality for agriculture;</p> <p>vii. Land uses located on adjacent lands in abutting municipalities;</p> <p>viii. The comments of the appropriate Ministries and agencies concerning the application.</p> <p>ix. Council shall take into account known archaeological resources and areas of archaeological potential when considering applications for establishing or expanding mineral aggregate operations.</p>	<p>vi. The comments of the appropriate Ministries and agencies concerning the application; and</p> <p>vii. Council shall take into account known <b>archaeological resources</b> and <b>areas of archaeological potential</b> when considering applications for establishing or expanding <b>mineral aggregate operations</b>.</p> <p><i>New subsections b, c and d are added and subsequent subsections renumbered accordingly:</i></p> <p>b. When considering applications for amendments to establish or expand aggregate operations, Council shall have regard for the impact of the operation on:</p> <ul style="list-style-type: none"> <li>i. The natural heritage features and areas and ecological functions on the site within 120 m;</li> <li>ii. Nearby communities, residences and businesses;</li> <li>iii. Agricultural resources and activities;</li> <li>iv. The quality and quantity of groundwater and surface water;</li> <li>v. The significant built heritage resources, protected heritage properties, significant cultural heritage landscapes and significant archaeological resources on the site and in the area;</li> <li>vi. The groundwater recharge and discharge functions on the site within 500 m;</li> <li>vii. Surface water features in the area; and,</li> <li>viii. Nearby wells used for drinking water purposes.</li> </ul> <p>c. When considering applications for amendments to establish or expand aggregate operations, Council shall have regard for the effect of the additional</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>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:</p> <ul style="list-style-type: none"> <li>i. The types of operations proposed;</li> <li>ii. Current road standards and an assessment of the proposed haul route relative to those standards;</li> <li>iii. Anticipated type of truck traffic; and</li> <li>iv. Increases in background traffic levels together with current levels of truck traffic and other traffic.</li> </ul>	
		<p>d. When considering applications for amendments to establish or expand aggregate operations, Council shall have regard for 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:</p>	
		<ul style="list-style-type: none"> <li>i. The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed;</li> <li>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;</li> <li>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</li> </ul>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>identified means by which such features will be retained in order to minimize the impacts on the character of the area;</p> <p>v. 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,</p> <p>vi. 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.</p>	
<p><b>4.4.3.6 Adjacent Lands</b></p>	<p>This Plan recognizes the concept of an influence area surrounding Licensed Pits and Quarries designations and Aggregate Reserve Constraint Overlay or the Bedrock Resource Constraint Overlay in order to offer mutual protection from encroachment by incompatible uses for both residential uses and extractive activities and areas illustrated as Aggregate Reserve Constraint Overlay or as Bedrock Resource Constraint Overlay.</p> <p>As the <del>size</del> of such an influence area is situation specific, each proposal will be considered on its own merits based on information regarding such matters as compatibility, groundwater, noise, dust, vibration, and traffic.</p> <p>For purposes of this Plan, <del>a minimum influence area of:</del></p>	<p>This Plan recognizes the concept of an influence area <b>on those adjacent lands</b> surrounding Licensed Pits and Quarries designations and Aggregate Reserve Constraint Overlay or the Bedrock Resource Constraint Overlay in order to offer mutual protection from encroachment by incompatible uses for both residential uses and extractive activities and areas illustrated as Aggregate Reserve Constraint Overlay or as Bedrock Resource Constraint Overlay.</p> <p>As the <b>extent</b> of such an influence area is situation specific, each proposal will be considered on its own merits based on information regarding such matters as compatibility, groundwater, noise, dust, vibration, and traffic.</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>a. 300 m [984.2 ft.] <del>next to</del> a licensed mineral aggregate operation (Licensed Pits and Quarries) or Aggregate Reserve where unconsolidated aggregate such as sand and gravel or may be excavated from a pit;</p> <p>b. 500 m [1,640 ft.] <del>next to</del> a licensed mineral aggregate operation (Licensed Pits and Quarries) where consolidated bedrock aggregate is being extracted (quarry) or to the boundary of a Bedrock Resource where quarry material is located;</p> <p><del>shall apply. The influence area for an Aggregate Reserve, Licensed Pits or Quarries or Bedrock resources may be reduced for a specific site, in consultation with the Ministry of Natural Resources and/or the Ministry of the Environment, taking into consideration the size and type of operation, production levels, transportation routes, remaining services and existing development surrounding the site. In cases where the potential impacts of reducing the influence area cannot be readily established following consultation with MNR/MOE, a study may be requested showing how compatibility is to be achieved between the potentially conflicting uses. The influence area concept shall be applied on a reciprocal basis to the creation or expansion of a mineral aggregate operation or to the creation or development of a lot to be used for a sensitive land use. Any reduction in the influence area will require an amendment to the implementing zoning by-law.</del></p>	<p>For purposes of this Plan, <b>the adjacent lands are lands within:</b></p> <p>a. 300 m [984.2 ft.] <b>of</b> a licensed mineral aggregate operation (Licensed Pits and Quarries <b>designation</b>) or Aggregate Reserve where unconsolidated aggregate such as sand and gravel or may be excavated from a pit;</p> <p>b. 500 m [1,640 ft.] <b>of</b> a licensed mineral aggregate operation (Licensed Pits and Quarries <b>designation</b>) where consolidated bedrock aggregate is being extracted (quarry) or to the boundary of a Bedrock Resource where quarry material is located.</p> <p>The <b>adjacent lands of</b> an Aggregate Reserve, Licensed Pits or Quarries or Bedrock resources may be reduced for a specific site, taking into consideration the size and type of operation, production levels, transportation routes, remaining services and existing development surrounding the site. <b>The Township may consult with the Ministry of Natural Resources and Forestry and/or the Ministry of the Environment in making such an evaluation.</b> In cases where the potential impacts of reducing the influence area cannot be readily established, a study may be requested showing how compatibility is to be achieved between the potentially conflicting uses. The influence area concept shall be applied on a reciprocal basis to the creation or expansion of a mineral aggregate operation or to the creation or development of a lot to be used for a sensitive land use. <b>The minimum extent of adjacent lands from mineral aggregate operations and resources may be established in the implementing zoning by-law, and the Township may require an amendment or variance to the zoning by-law for any reduction thereto.</b></p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>4.6.3 Waste Management – General Policies</b>	<i>No existing policy.</i>	<p><i>The following subsections are added and subsequent subsections renumbered:</i></p> <p>a. <i>Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements and facilitate, encourage and promote reduction, reuse and recycling objectives. Implications of land development and land use patterns on waste generation, management and diversion should be considered.</i></p> <p>b. <i>Waste management systems shall be located and designed in accordance with provincial legislation and standards.</i></p>	Consistency with Section 1.6.10.1 of the PPS and Section F9 of the County OP.
<b>4.7.1 Environmental Protection Areas</b>	<p>Environmental protection areas are those features and areas which are important for their environmental and social values as a legacy of the natural landscapes of the area. Environmental protection areas may present physical obstacles to development and include:</p> <ul style="list-style-type: none"> <li>- Significant wetlands (provincially and locally significant)</li> <li>- Fish habitat</li> <li>- Significant habitat of endangered species and threatened species</li> <li>- Significant wildlife habitat</li> <li>- Significant areas of natural and scientific interest</li> <li>- Significant woodlands</li> <li>- Significant valleylands</li> </ul>	<p>Environmental protection areas are those features and areas which are important for their environmental and social values as a legacy of the natural landscapes of the area. Environmental protection areas may present physical obstacles to development and include:</p> <ul style="list-style-type: none"> <li>- Significant wetlands (provincially and locally significant)</li> <li>- Fish habitat</li> <li>- Significant habitat of endangered species and threatened species</li> <li>- Significant wildlife habitat</li> <li>- Significant areas of natural and scientific interest</li> <li>- Significant woodlands</li> <li>- Significant valleylands</li> <li>- <b>Linkage Areas</b></li> </ul>	<p>Consistency with Section 2.1.5 of the PPS and Section D1.3 of the County OP</p> <p>Linkage Areas are identified by the County and Province as forming components of the natural heritage system, and as such, should be included within the Township's Environmental Protection Areas.</p>
<b>4.7.2 Planning Principles</b>	e. Development <b>and</b> site alteration shall not be permitted on adjacent lands to the environmental protection areas listed in <b>Section 4.7.1</b> unless the	e. Development <b>and</b> site alteration shall not be permitted on adjacent lands to the environmental protection areas listed in <b>Section 4.7.1</b> unless the	Identify how evaluations of development adjacent to environmental protection

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	<p>ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. <b>Such evaluation shall be in accordance with the policies of 4.7.3.</b></p>	<p>ares should be carried out (cross-reference to appropriate section).</p>
<p><b>4.7.3 Environmental Impact Assessment (EIA)</b></p>	<p>An Environmental Impact Assessment study may be required <del>for any</del> of the environmental protection areas which are shown on the Land Use Plan schedules. Applicants will be required to make reference to technical sources in conducting these evaluations such as the Significant Wildlife Habitat Technical Guide and the Natural Heritage Training Manual. The determination of a need for an EIA will be made as part of the pre-consultation with the Township and if, necessary, the Conservation Authority. The EIA shall be undertaken by a qualified individual.</p> <p>Environmental Impact Assessment (EIA) should include the following components:</p> <ol style="list-style-type: none"> <li>Description of the study area (including a map) and landscape context (including environmental protection areas, and ecological functions);</li> <li>Description of the development proposal;</li> <li>Identification of those natural heritage features (including their significance) and ecological functions likely to be affected by the development proposal;</li> <li>Assessment of the potential or cumulative impacts of the proposed development on key natural heritage features and their ecological functions for which they have been identified;</li> <li>Identification of mitigation requirements and monitoring requirements, where applicable;</li> <li>Quantification of residual impacts (those that cannot be mitigated) if any; and</li> </ol>	<p>An Environmental Impact Assessment study may be required <b>where development is proposed within or on the adjacent lands</b> of the environmental protection areas which are shown on the Land Use Plan schedules. Applicants will be required to make reference to technical sources in conducting these evaluations such as the Significant Wildlife Habitat Technical Guide and the Natural Heritage Training Manual. The determination of a need for an EIA will be made as part of the pre-consultation with the Township and if, necessary, the Conservation Authority. The EIA shall be undertaken by a qualified individual.</p> <p>Environmental Impact Assessment (EIA) should include the following components:</p> <ol style="list-style-type: none"> <li>Description of the study area (including a map) and landscape context (including environmental protection areas, and ecological functions);</li> <li>Description of the development proposal;</li> <li>Identification of those natural heritage features (including their significance) and ecological <b>and hydrological</b> functions likely to be affected by the development proposal <b>and whether there are any additional natural heritage features on the lands and adjacent lands</b>;</li> <li>Assessment of the potential or cumulative impacts of the proposed development on key natural heritage features and their ecological functions for which they have been identified;</li> </ol>	<p>Consistency with the language in Section D1.12.3.1 of the County OP, and allowance for waiving or scoping of an EIA where appropriate (and consistent with Natural Heritage Reference Manual).</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>g. Recommendations including how to implement mitigation measures and monitoring requirements.</p> <p>The cost of an Environmental Impact Assessment and any peer review will normally be borne by the applicant. Council may require a peer review of an Environmental Impact Assessment.</p> <p>In certain instances, the Township, <del>in consultation with other review agencies,</del> may determine that a scoped Environmental Impact Assessment (EIA) is appropriate. <del>Instances where a scoped EIA may be appropriate</del> include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- cases where minor new development is physically separated from a sensitive environmental feature by way of a public road, easement or other human-made barrier which has the effect of mitigating/controlling potential impacts; or</li> <li>- instances where development will replace existing development thereby generating no new impacts (e.g. lot coverage, encroachment, etc.) to lands which abut environmental protection areas.</li> </ul> <p>A planning application may not be deemed to be complete by the Township or approval authority where the applicant does not provide an Environmental Impact Assessment.</p>	<p>e. Identification of mitigation requirements and monitoring requirements, where applicable;</p> <p>f. Quantification of residual impacts (those that cannot be mitigated) if any; and</p> <p>g. Recommendations including how to implement mitigation measures and monitoring requirements.</p> <p>In certain instances, the Township may determine that <b>an EIA is not required or that</b> a scoped Environmental Impact Assessment (EIA) is appropriate. <b>Such instances may</b> include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- cases where minor new development is physically separated from a sensitive environmental feature by way of a public road, easement or other human-made barrier which has the effect of mitigating/controlling potential impacts; or</li> <li>- instances where development will replace existing development thereby generating no new impacts (e.g. lot coverage, encroachment, etc.) to lands which abut environmental protection areas.</li> </ul> <p>A planning application may not be deemed to be complete by the Township or approval authority where the applicant does not provide an Environmental Impact Assessment.</p>	
<p><b>4.7.5 Natural Hazards</b></p>	<p>Natural hazards represent lands that are unsafe for development due to naturally occurring processes such as flooding or erosion. These lands have been designated Natural Hazards and are illustrated as such on Schedule 'A'.</p> <p>a. Development and site alteration in Natural Hazards which includes flooding hazards shall not be permitted except for flood control structures, approved infrastructure (e.g. storm water outlets)</p>	<p>Natural hazards represent lands that are unsafe for development due to naturally occurring processes such as flooding or erosion. These lands have been designated Natural Hazards and are illustrated as such on Schedule 'A'.</p> <p>i. <b>Development shall generally be directed outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</b></p>	<p>Consistent with policy framework and language of Sections D6.1, D6.2, and D6.3, D6.4 and D6.5 of the County OP.</p> <p>The proposed policies will provide greater clarity regarding identified hazard areas, including erosion</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>and marine structures (e.g. dock). In particular, no use, building or structure which involves the storage of hazardous or toxic materials e.g. ignitable, corrosive, reactive, radioactive or pathological materials and sewage facilities, nor any institutional use or essential service shall be permitted to be constructed, enlarged or expanded on lands susceptible to flooding hazards. For the purposes of this Plan, the flooding hazard of the Salmon River and the Napanee River has been partially mapped and are represented on the Land Use Plan schedules. Reference shall be made to original documents in interpreting the extent of the flooding hazard and through consultation with the Quinte Conservation Authority.</p> <p>b. This policy shall not prevent the reconstruction of a building damaged or destroyed by a natural cause, provided that it is reconstructed on the same building footprint and is flood proofed. Council shall, however, encourage reconstruction outside of natural hazards.</p> <p>c. Lands subject to flooding hazards have not been determined for most water bodies in the Township. In the absence of detailed mapping the setback of habitable buildings, non-residential buildings and sewage disposal systems from the shoreline or high water mark shall be set back a minimum of 30 m [98.4 ft.]. The setback provisions may be reduced or be waived without amendment to this Plan where technical evidence (i.e. a report or information submitted by a qualified professional such as an engineer and/or land surveyor) is provided that establishes a flood plain elevation and that development will be located above the said elevation. Lands may be rezoned to implement changes to the flood elevation.</p>	<p>ii. Development and site alteration shall not be permitted within:</p> <ul style="list-style-type: none"> <li>• The dynamic beach hazard</li> <li>• 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</li> <li>• A floodways, regardless of whether the area of inundation contains high points of land not subject to flooding.</li> </ul> <p>iii. Development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:</p> <ul style="list-style-type: none"> <li>• In those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification of the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the responsible Provincial agency;</li> <li>• Where 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.</li> </ul>	<p>hazards, and further regulate development and site alteration to ensure proper mitigation to identified hazard areas.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>d. Where lands designated as natural hazards are under private ownership, this Plan does not intend that these lands will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Township or other public agency.</p> <p>e. Any lands designated as natural hazards may only be redesignated where technical evidence or studies are undertaken to demonstrate that the hazard does not exist or the hazard can be overcome through acceptable engineering techniques and that no adverse environmental impacts will result.</p> <p>f. There is no obligation to accept lands identified as natural hazards as park lands for the purposes of Section 42 of the Planning Act.</p> <p>g. A planning application may not be deemed to be complete by the Township or approval authority where the applicant does not provide information (i.e. survey, technical report) on the limits of the flooding hazard or the extent of natural hazards or the engineering measures required to address a particular hazard.</p>	<p>iv. Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:</p> <ul style="list-style-type: none"> <li>a. An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;</li> <li>b. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or</li> <li>c. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</li> </ul> <p>v. Development and site alteration in Natural Hazards which includes flooding hazards shall not be permitted except for flood control structures, approved infrastructure (e.g. storm water outlets) and marine structures (e.g. dock). In particular, no use, building or structure which involves the storage of hazardous or toxic materials e.g. ignitable, corrosive, reactive, radioactive or pathological materials and sewage facilities, nor any institutional use or essential service shall be permitted to be constructed, enlarged or expanded on lands susceptible to flooding hazards. For the purposes of this Plan, the flooding hazard of the Salmon River and the Napanee River has been partially mapped and are represented on the Land Use Plan schedules. Reference shall be made to original documents in interpreting the extent of the flooding hazard and through consultation with the Quinte Conservation Authority.</p> <p>vi. Development and site alteration shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>forest types for wildland fire. Development may be permitted in lands with hazardous forests types for wildland fire where the risk is mitigated in accordance with wildlife fire assessment and mitigation standards.</p>	
		<p>vii. This policy shall not prevent the reconstruction of a building damaged or destroyed by a natural cause, provided that it is reconstructed on the same building footprint and is flood proofed. Council shall, however, encourage reconstruction outside of natural hazards.</p>	
		<p>viii. Lands subject to flooding hazards have not been determined for most water bodies in the Township. In the absence of detailed mapping the setback of habitable buildings, non-residential buildings and sewage disposal systems from the shoreline or high water mark shall be set back a minimum of 30 m [98.4 ft.]. The setback provisions may be reduced or be waived without amendment to this Plan where technical evidence (i.e. a report or information submitted by a qualified professional such as an engineer and/or land surveyor) is provided that establishes a flood plain elevation and that development will be located above the said elevation. Lands may be rezoned to implement changes to the flood elevation.</p>	
		<p>ix. Where lands designated as natural hazards are under private ownership, this Plan does not intend that these lands will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Township or other public agency.</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<ul style="list-style-type: none"> <li>x. Any lands designated as natural hazards may only be redesignated where technical evidence or studies are undertaken to demonstrate that the hazard does not exist or the hazard can be overcome through acceptable engineering techniques and that no adverse environmental impacts will result.</li> <li>xi. There is no obligation to accept lands identified as natural hazards as park lands for the purposes of Section 42 of the Planning Act.</li> <li>xii. A planning application may not be deemed to be complete by the Township or approval authority where the applicant does not provide information (i.e. survey, technical report) on the limits of the flooding hazard or the extent of natural hazards or the engineering measures required to address a particular hazard.</li> </ul>	
<p><b>4.7.6 Other Natural Hazards</b></p>	<p>Development shall generally be directed away from lands having significant development constraints such as steep or unstable slopes, organic soils, marshy or low lying lands or unstable bedrock unless the hazard can be overcome using acceptable engineering techniques and where applicable, the standards set out in the Building Code can be met and provided that no adverse environmental impact will result.</p> <p>Karst topography can lead to hazards including sink holes, fissure widening, bedrock collapse and preferential pathways to groundwater. Such features have the potential to adversely impact water supplies through reduced filtration and rapid transport of contaminants and may present a hazard to human health and safety. Geotechnical and hydrogeological investigations, prepared by a qualified professional, may be required when development is proposed within</p>	<p>Development <b>and site alteration</b> shall generally be directed away from lands having significant development constraints such as steep or unstable slopes, organic soils, marshy or low lying lands or unstable bedrock unless the hazard can be overcome using acceptable engineering techniques and where applicable, the standards set out in the Building Code can be met and provided that no adverse environmental impact will result.</p> <p>Karst topography can lead to hazards including sink holes, fissure widening, bedrock collapse and preferential pathways to groundwater. Such features have the potential to adversely impact water supplies through reduced filtration and rapid transport of contaminants and may present a hazard to human health and safety.</p>	<p>Consistent with Section D6.6 of the County OP</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>areas of potential karst topography to determine the present of the hazard, whether development may proceed, and any required mitigation measures. Quinte Conservation shall be consulted during the review of such development proposals occurring within karst areas and in determining when a geotechnical and/or hydrogeological assessment is required.</p>	<p>Development should generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. Geotechnical and/or hydrogeological investigations, prepared by a qualified professional, may be required when development is proposed within areas of potential karst topography to determine the present of the hazard, whether development may proceed, and any required mitigation measures. Quinte Conservation shall be consulted during the review of such development proposals occurring within karst areas and in determining when a geotechnical and/or hydrogeological assessment is required.</p>	
	<p><i>No existing policy.</i></p>	<p><i>The following section will be added as Section 4.8:</i></p> <p><b>4.8 Human-Made Hazards</b></p> <p>Human-Made Hazards identify lands which may be unsafe for development due to site alteration, contamination, development or practices resulting in human interaction. Such hazards include mine hazards, oil, gas and salt hazards, or former mineral aggregate resource mining sites.</p> <p><b>4.8.1 Development Policies</b></p> <p>a) <i>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.</i></p> <p>b) <i>Sites with contaminants in land or water shall be assessed and remediated as necessary prior to</i></p>	<p>Addition of policies related to human made hazards for consistency with Section D7 of the County OP and Section 3.2 of the PPS.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<i>any activity on the site associated with the proposed use such that there will be no adverse effects.</i>	

## PART 5: Policies with No Specific Land Use Designation

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>5.6 Housing Policies</b>	<i>No existing policy.</i>	<p><i>The following Section will be added as Section 5.6.2.</i></p> <p><u><i>5.6.2 Secondary Residential Units</i></u></p> <p><i>Secondary Residential Units are permitted in a detached, semi-detached and row house dwelling, provided:</i></p> <ul style="list-style-type: none"> <li><i>a. A secondary residential unit is not located in an accessory building on the same lot;</i></li> <li><i>b. Only one dwelling unit is located within the principal building on the lot;</i></li> <li><i>c. Municipal services such as water, sewer, drainage and roads are adequate or can be made adequate;</i></li> <li><i>d. Where private services are employed, evidence of appropriate and sufficient water and sanitary services shall be provided to the Township.</i></li> <li><i>e. The secondary residential unit conforms to all by-laws, the Ontario Building Code Act, and Fire Code</i></li> <li><i>f. The lot can accommodate sufficient parking for the existing dwelling unit and secondary residential unit, and is in compliance with the Zoning By-law.</i></li> </ul>	Inclusion of Secondary Residential Unit provisions, per Section B14.3 of the County OP.
<b>5.9 Wayside Pits and Quarries</b>	<p>The establishment of wayside pits and quarries is permitted in the Agricultural, Aggregate, and Rural Areas of the Township without the necessity of an amendment to the Official Plan or the Zoning By-law. A portable asphalt/concrete plant is permitted within a Wayside Pit or Quarry subject to compliance with the policies herein on portable asphalt/concrete plants.</p> <p>A wayside pit or quarry establishing upon lands designated as Agricultural and comprised of soil Classes 1, 2 or 3 shall be rehabilitated to substantially the same area and same average soil capability for agriculture.</p>	<p>The establishment of wayside pits and quarries is permitted in the Agricultural, Aggregate, and Rural Areas of the Township without the necessity of an amendment to the Official Plan or the Zoning By-law. A portable asphalt/concrete plant is permitted within a Wayside Pit or Quarry subject to compliance with the policies herein on portable asphalt/concrete plants.</p> <p>A wayside pit or quarry establishing upon lands designated as Agricultural and comprised of soil Classes 1, 2 or 3 shall be rehabilitated to substantially</p>	Consistency with Section D5.4 of County OP.

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p>the same area and same average soil capability for agriculture.</p> <p><i>A wayside pit or quarry used on public authority contracts shall be permitted, without the need of an amendment to the Official Plan or the Zoning By-law, in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activity.</i></p>	
<p><b>5.10 Portable Asphalt and Portable Concrete Plants</b></p>	<p>Portable asphalt/concrete plants, used on a public road authority contracts shall be permitted throughout the Township without an amendment to this Plan or to the zoning by-law except those areas of existing development or particular environment sensitivity which have been determined to be incompatible with extraction and associated activities. A portable asphalt plant and a portable concrete plant:</p> <ul style="list-style-type: none"> <li>a. Is permitted to exist in any one location for a period of time not exceeding the completion of the specific road contract;</li> <li>b. Shall be removed within 7 days of the completion of the road construction project;</li> <li>c. Shall comply with Ministry of the Environment separation distances and must first obtain a certificate of approval from that Ministry; and</li> <li>d. Shall be located no closer to a sensitive receptor than the distance specified in the certificate of approval.</li> </ul> <p>All sites upon which such plants have been erected shall be rehabilitated to their former use and condition.</p>	<p>Portable asphalt/concrete plants, used on a public road authority contracts shall be permitted throughout the Township without an amendment to this Plan or to the zoning by-law except those areas of existing development or particular environment sensitivity which have been determined to be incompatible with extraction and associated activities. A portable asphalt plant and a portable concrete plant:</p> <ul style="list-style-type: none"> <li>a. Is permitted to exist in any one location for a period of time not exceeding the completion of the specific road contract;</li> <li>b. Shall be removed within 7 days of the completion of the road construction project;</li> <li>c. Shall comply with Ministry of the Environment separation distances and must first obtain a certificate of approval from that Ministry; and</li> <li>d. Shall be located no closer to a sensitive receptor than the distance specified in the certificate of approval.</li> </ul> <p>All sites upon which such plants have been erected shall be rehabilitated to their former use and condition.</p>	<p>Consistency with Section D5.4 of the County OP.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>The Zoning By-law will define portable asphalt plants and portable concrete</p>	<p>The Zoning By-law will define portable asphalt plants and portable concrete.</p> <p>Portable Asphalt Plants and portable concrete plants used on public authority contracts shall be permitted, without the need of an amendment to the Official Plan or the Zoning By-law, in all areas, except those areas of existing development or particular environmental sensitivity which have been determined by the municipality to be incompatible with plant.</p>	
<p><b>5.13 Source Protection</b></p>			

## PART 6: Community Improvement

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>6.4 Community Improvement Policies</b>	<p>a. It is the policy of Council to:</p> <ul style="list-style-type: none"> <li>i. Maintain and improve municipal services, <del>public utilities</del> and social and recreational facilities;</li> <li>ii. Encourage improvement activities which contribute to a strong economic base including tourism, commercial and industrial development;</li> <li>iii. Encourage the maintenance of the existing housing stock, and promote the rehabilitation, renovation and repair of older buildings;</li> <li>iv. Preserve historically and/or architecturally significant buildings or areas;</li> <li>v. Improve traffic and parking patterns to make them more compatible with surrounding uses and needs;</li> <li>vi. Improve conditions in older predominantly residential areas;</li> <li>vii. Improve the overall streetscape and/or aesthetics of the commercial areas of the Township;</li> <li>viii. Ensure improvements made are carried out in such a way as to be compatible with other goals, policies and objectives of this Plan;</li> <li>ix. Encourage, where feasible, energy efficient conservation through energy efficient land uses;</li> <li>x. Provide advice and guidance on maintenance and rehabilitation of buildings and structures and on energy conservation;</li> </ul>	<p>a. It is the policy of Council to:</p> <ul style="list-style-type: none"> <li>i. Maintain and improve municipal services, <b>public service facilities</b>, and social and recreational facilities;</li> <li>ii. Encourage improvement activities which contribute to a strong economic base including tourism, <b>agriculture</b>, commercial and industrial development;</li> <li>iii. Encourage the maintenance of the existing housing stock, and promote the rehabilitation, renovation and repair of older buildings;</li> <li>iv. Preserve historically and/or architecturally significant buildings or areas, <b>including identified built heritage resources and cultural heritage resources</b>;</li> <li>v. Improve traffic and parking patterns to make them more compatible with surrounding uses and needs;</li> <li>vi. Improve conditions in older predominantly residential areas;</li> <li>vii. Improve the overall streetscape and/or aesthetics of the commercial areas of the Township;</li> <li>viii. Ensure improvements made are carried out in such a way as to be compatible with other goals, policies and objectives of this Plan;</li> <li>ix. Encourage, where feasible, energy efficient conservation through energy efficient land uses;</li> </ul>	<p>Consistent with the language of Section F5 of the County OP.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	xi. Encourage public participation in the community improvement planning process;	x. Provide advice and guidance on maintenance and rehabilitation of buildings and structures and on energy conservation;	
	xii. Undertake a monitoring program to review budgeting and program direction in respect to the attainment of specific policies;	xi. Encourage public participation in the community improvement planning process;	
	xiii. Work with business groups such as the Sheffield Business Association to identify and facilitate improvements;	xii. Undertake a monitoring program to review budgeting and program direction in respect to the attainment of specific policies;	
	xiv. Facilitate the restoration, maintenance, improvement and protection of natural habitat, parks, open space and recreational amenities;	xiii. Work with business groups such as the Sheffield Business Association to identify and facilitate improvements;	
	xv. Facilitate residential and other type of infill and intensification;	xiv. Facilitate the restoration, maintenance, improvement and protection of natural habitat, parks, open space and recreational amenities;	
	xvi. Facilitate the construction of a range of housing types and the construction of affordable housing;	xv. Facilitate residential and other type of infill and intensification;	
	xvii. Contribute to the ongoing viability and revitalization of downtowns and other areas that may require community improvement;	xvi. Facilitate the construction of a range of housing types and the construction of affordable housing;	
	viii. Improve environmental and energy consumption conditions;	xvii. Contribute to the ongoing viability and revitalization of downtowns and other areas that may require community improvement;	
	xix. Facilitate the redevelopment and energy consumption conditions;	viii. Improve environmental and energy consumption conditions;	
	xx. Facilitate and promote community economic development; and	xix. Facilitate the redevelopment and energy consumption conditions;	
	xxi. Improve community quality, safety and stability.	xx. Facilitate and promote community economic development; and	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		xxi. Improve community quality, safety and stability. xii. Promote and support local food and the sustainability of agri-food and agri-product businesses.	

## PART 7: Development Policies

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<p><b>7.3 Plans of Subdivision</b></p>	<p><i>No existing policy.</i></p>	<p><i>The following Section will be added as Section 7.3.1. Subsequent sections will be renumbered.</i></p> <p>Several components will be considered as part of a review of a Draft Plan of Subdivision, which shall have regard, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the Township. Proposals requiring a Draft Plan of Subdivision should consider the applicable policies of the Official Plan and implementing Zoning By-law, and consider the following items:</p> <ol style="list-style-type: none"> <li>a. The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the <i>Planning Act</i>.</li> <li>b. Whether the proposed subdivision is premature or in the public interest.</li> <li>c. Whether the plan conforms to County of Lennox and Addington Official Plan and the policies of the Township of Official Plan.</li> <li>d. The suitability of the land for the purposes for which it is to be subdivided.</li> <li>e. The number, width, location and proposed grades and elevations of the highways, private and/or municipal roads connecting to, and within vicinity of, the subdivision site;</li> <li>f. The dimensions and shapes of the proposed lots;</li> <li>g. The restriction or proposed restrictions, if any, on the land proposed to be subdivided of the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</li> <li>h. Conservation and natural resources and flood control;</li> <li>i. The adequacy of utilities of municipal services;</li> <li>j. The adequacy of school sites;</li> </ol>	<p>Consistency with Section E1.5 of the County OP and Section 51(24) of the <i>Planning Act</i>.</p> <p>These policies provide greater clarity and direction for applicants regarding Draft Plan of Subdivision applications.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<ul style="list-style-type: none"> <li>k. The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</li> <li>l. The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy;</li> <li>m. The interrelationship between the design of the proposed plan of subdivision and site plan control matters related 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 <i>Planning Act</i>;</li> <li>n. How the proposed development addresses climate change mitigation and adaptation considerations including but not limited to:                             <ul style="list-style-type: none"> <li>i. The reduction of greenhouse emissions;</li> <li>ii. The improvement of air quality;</li> <li>iii. Promotion of compact development form;</li> <li>iv. The promotion of green infrastructure;</li> <li>v. The promotion of design and orientation which                                     <ul style="list-style-type: none"> <li>a. Maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation;</li> <li>b. Maximizes opportunities for the use of renewable energy systems and alternative energy systems.</li> </ul> </li> </ul> </li> </ul>	
<p><b>7.6 Development Adjacent to Water Bodies</b></p>	<p><del>b. The Conservation Authority and/or appropriate provincial ministry shall be consulted on all development proposals affecting shoreline areas. In some cases, a surface water impact assessment may be required to demonstrate that the development proposal will not exceed the lake’s carrying capacity.</del></p>	<p>b. <b>The Township may consult with the Conservation Authority and/or appropriate provincial ministry on development proposals affecting shoreline areas. In some cases, a surface water impact assessment may be required to demonstrate that the development proposal will not exceed the lake’s carrying capacity.</b></p>	<p>Remove reference to mandatory consultation as this is not always necessary and deletion of the policy does not preclude such consultation.</p>
<p><b>7.7.2 Stormwater Management</b></p>	<p>Stormwater management plans shall be consistent with the Bay of Quinte Remedial Action Plan objectives and/or recommendations of the Subwatershed Plan,</p>	<p><b>In addition to deletion in preamble regarding consultation with the conservation authority, the following subsection is added to Section 7.7.2. Subsequent subsection will be renumbered.</b></p>	<p>Remove reference to mandatory consultation as this is not always necessary and deletion of the policy</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>when one exists, and be prepared prior to development occurring.</p> <p>Development such as plans of subdivision, condominium, and areas subject to site plan control with a land area greater than one (1) hectare must provide for stormwater management. Consent applications may not require this condition if the Township, in consultation with the Conservation Authority, determines that development can proceed without adversely affecting stormwater management in the area. In evaluating development proposals, Council will require that:</p>	<p>c. Planning for stormwater management shall:</p> <ul style="list-style-type: none"> <li>i. Minimize, or, where possible, prevent increases in contaminant loads;</li> <li>ii. Minimize changes in water balance and erosion;</li> <li>iii. Not increase risks to human health and safety and property damage;</li> <li>iv. Maximize the extent and function of vegetative and pervious surfaces; and</li> <li>v. Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.</li> </ul>	<p>does not preclude such consultation.</p> <p>Consistency with Section 1.6.6.7 of the PPS and Section D2.4 of the County OP.</p>

## Section 8: Transportation and Public Utilities

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<p><b>8.2.7 Cycling</b></p>	<p><del>8.2.7 Cycling</del></p> <p>Council <del>acknowledges that bicycling is enjoying increased popularity as a mode of travel.</del> The Township acknowledges the benefits of <del>cycling which include the fact that bicycles take up little space, are fast, efficient, and non-polluting.</del> Cycling also promotes a healthy lifestyle which reduces the strain upon the health care system. <del>Therefore</del> the Township recognizes cycling as a major component of the transportation system and seeks to encourage cycling through the results of land-use decisions and through such measures as integrating cycling trails with multi-use trails where they do not conflict with each other and coordinating and integrating cycling trail systems with adjacent municipalities and Lennox and Addington County.</p>	<p><b>8.2.7 Active Transportation</b></p> <p>Council <b>encourages the development of an interconnected system of active transportation routes, particularly for providing walking and cycling opportunities throughout the Township, to adjacent municipalities and the County of Lennox and Addington.</b> The Township acknowledges the benefits of <b>promoting active transportation in promoting</b> a healthy lifestyle which reduces the strain upon the health care system.</p> <p>The Township recognizes that cycling is <del>recognized</del> as a major component of the transportation system and seeks to encourage cycling through the results of land-use decisions and through such measures as integrating cycling trails with multi-use trails where they do not conflict with each other and coordinating and integrating cycling trail systems with adjacent municipalities and Lennox and Addington County.</p> <p><b>Active transportation routes are encouraged to be accessible and provide safe and convenient cycling and walking routes and provide public access to recreational, open space and shoreline areas, where possible.</b></p>	<p>Consistency with Section E2.2.9 of the County OP.</p> <p>Active transportation includes both walking, cycling and other forms of human-powered transportation. Proposed updated policies recognize the creation, expansion and maintenance of active transportation systems which extend beyond cycling routes, but encourage walking opportunities as well. Active transportation routes should be accessible to all users.</p>
<p><b>8.3.3 Public Utilities</b></p>	<p>a. Public utilities, uses and facilities are permitted in all land use designations provided that:</p> <p>i. Such use is necessary in the proposed location and that due consideration has been given to alternative locations;</p>	<p>a. Public utilities, <b>infrastructure</b>, uses and facilities are permitted in all land use designations provided that:</p> <p>i. Such use is necessary in the proposed location and that due consideration has been given to alternative locations;</p>	<p>Updated language to capture other necessary infrastructure, such as telecommunications.</p>

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>ii. The public use or utility will be designed and developed in such a manner that it will be sensitive to and compatible with the surrounding land uses;</p> <p>iii. Adequate buffering is provided; and</p> <p>iv. There is regard as to the nature of existing uses on adjacent lands, and the massing and design of public uses related thereto.</p> <p>b. Council, within the Hamlet areas, encourages the appropriate public and private agencies to place electric power, <del>telephone lines, multi-use cables</del> and other similar utility services underground wherever economically feasible and desirable. Where overhead wires presently exist, the placing of such electric power and communication lines underground will be encouraged where economically feasible and practical when major street improvements are undertaken.</p> <p>c. New public uses and facilities such as maintenance yards, public works depots, offices or other similar uses shall be located on lands designated and zoned for the intended use. Notwithstanding other provisions in this Plan, the erection of buildings and structures associated with public utilities including the production and transfer of electricity, <del>telephone</del> and gas lines, do not require the lands upon which the building or structure to be erected to front on an improved and publicly maintained road.</p> <p>d. Utility lines and required plants shall be installed in an efficient and economical manner with minimal disruption to existing development.</p>	<p>ii. The public use, utility or <b>infrastructure</b> will be designed and developed in such a manner that it will be sensitive to and compatible with the surrounding land uses;</p> <p>iii. Adequate buffering is provided; and</p> <p>iv. There is regard as to the nature of existing uses on adjacent lands, and the massing and design of public uses related thereto.</p> <p>b. Council, within the Hamlet areas, encourages the appropriate public and private agencies to place electric power, <b>telecommunication infrastructure</b> and other similar utility services underground wherever economically feasible and desirable. Where overhead wires presently exist, the placing of such electric power and communication lines underground will be encouraged where economically feasible and practical when major street improvements are undertaken.</p> <p>c. New public uses and facilities such as maintenance yards, public works depots, offices or other similar uses shall be located on lands designated and zoned for the intended use. Notwithstanding other provisions in this Plan, the erection of buildings and structures associated with public utilities including the production and transfer of electricity, <b>telecommunication infrastructure</b> and gas lines, do not require the lands upon which the building or structure to be erected to front on an improved and publicly maintained road.</p> <p>d. Utility lines and required plants shall be installed in an efficient and economical manner with minimal disruption to existing development.</p>	

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
	<p>e. Land within or adjacent to utility corridors may be subject to development restrictions or approvals of various utilities. The respective utility company should be consulted by persons having an interest in the development of such lands.</p> <p>f. Council encourages the appropriate authorities to locate new power facilities outside of areas designated Agricultural and natural hazards.</p>	<p>e. Land within or adjacent to utility corridors may be subject to development restrictions or approvals of various utilities. The respective utility company should be consulted by persons having an interest in the development of such lands.</p> <p>f. Council encourages the appropriate authorities to locate new power facilities outside of areas designated Agricultural and natural hazards.</p>	

## Section 9: Implementation and Interpretation

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
<b>9.2 Provincial Policies</b>	This Plan is consistent with the Provincial Policy Statement and it is the intent of Council to make land use planning decisions which are consistent with the most current Provincial Policy Statement and to conform or have regard to relevant provincial policies, agency programs and, where applicable, incorporate them into the Official Plan.	This Plan is consistent with the Provincial Policy Statement (2014) and it is the intent of Council to make land use planning decisions which are consistent with the most current Provincial Policy Statement and to conform or have regard to relevant provincial policies, agency programs and, where applicable, incorporate them into the Official Plan.	To identify the most recent PPS
<b>9.5 Temporary Use By-laws</b>	<i>No existing policy.</i>	<p><i>The following Section will be added:</i></p> <p><b>9.5.1 Garden Suites</b></p> <p><i>Council, in accordance with the provisions of Section 39.1 of the Planning Act, may pass a Temporary Use By-law to authority the temporary use of a Garden Suite and require the owner to enter into an agreement with the Township dealing with such matters related to:</i></p> <ul style="list-style-type: none"> <li>- <i>The installation, maintenance and removal of the garden suite;</i></li> <li>- <i>The period of occupancy of the garden suite by any of the persons named in the agreement; and</i></li> <li>- <i>The monetary or other form of security that the Township may require for the actual or potential costs to the municipality related to the garden suite.</i></li> </ul>	Compliance with Section 39.1 of the <i>Planning Act</i> .
<b>9.17 Public Open Space and Parkland Dedication</b>	<i>No existing policy.</i>	<p><i>The following subsection will be added to Section 9.17:</i></p> <p><b>d. Develop a Parks Plan to examine the need for parkland in the Township, in accordance with Section 51.1 (2.1) of the Planning Act, and shall</b></p>	To reflect recent reforms in the <i>Planning Act</i> to have a Parks Plan in place to require parkland dedication.

OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		<p><i>consult with all applicable School Boards in the County of Lennox and Addington, and any other persons or public bodies as deemed appropriate by Council.</i></p>	
<p><b>9.19 Official Plan Amendments and Review and Complete Applications</b></p>	<p>b. Review and Monitoring</p> <p>The Township will monitor, on an annual basis, all development activity in the Township, including the creation of lots, issuance of building permits and changes in land use, and prepare an annual report outlining these activities.</p> <p>In accordance with Section 26 of the Planning Act, Council shall, not less frequently than <del>every five (5) years</del>, hold a special meeting of Council, open to the public, for the purpose of determining the need for a comprehensive review and update of this Official Plan.</p> <p>c. Complete Applications</p> <p>Amendments to the Official Plan, the Zoning By-law may be initiated by application or by Council in compliance with the requirements of the Planning Act. Council intends to consult with the public prior to making a decision on a planning application and may by by-law require pre-consultation with the appropriate approval authority for planning applications. This may be in addition to any required statutory public meeting. Applications for development <del>for an official plan amendment, a zoning by-law amendment, or subdivision</del> shall be reviewed for completeness. The Township/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the Planning Act are not submitted as part of the application. These studies or information may include, but are not limited to:</p>	<p>b. Review and Monitoring</p> <p>The Township will monitor, on an annual basis, all development activity in the Township, including the creation of lots, issuance of building permits and changes in land use, and prepare an annual report outlining these activities.</p> <p>In accordance with Section 26 of the <i>Planning Act</i>, Council shall, not less frequently than</p> <ul style="list-style-type: none"> <li>a) <i>Ten (10) years after the Official Plan comes into effect; and</i></li> <li>b) <i>Every five (5) years thereafter, unless the Official Plan has been replacement by another new Official Plan.</i></li> </ul> <p><i>Within this minimum requirements, Council shall</i> hold a special meeting of Council, open to the public, for the purpose of determining the need for a comprehensive review and update of this Official Plan.</p> <p>c. Complete Applications</p> <p>Amendments to the Official Plan <i>and/or</i> the Zoning By-law, <i>Consents, Plans of Subdivision, Plans of Condominium, Minor Variances, Site Plan Control or any other Planning Act permission</i> may be initiated by application or by Council in compliance with the requirements of the Planning Act. Council intends to consult with the public prior to making a decision on a planning application and may by by-law require pre-consultation with the appropriate approval authority for planning applications. This may be in addition to any</p>	<p>Conforms to Section 26 of the <i>Planning Act</i>.</p> <p>Expanding the list of the types of applications under the “Complete Applications” section for clarity.</p>

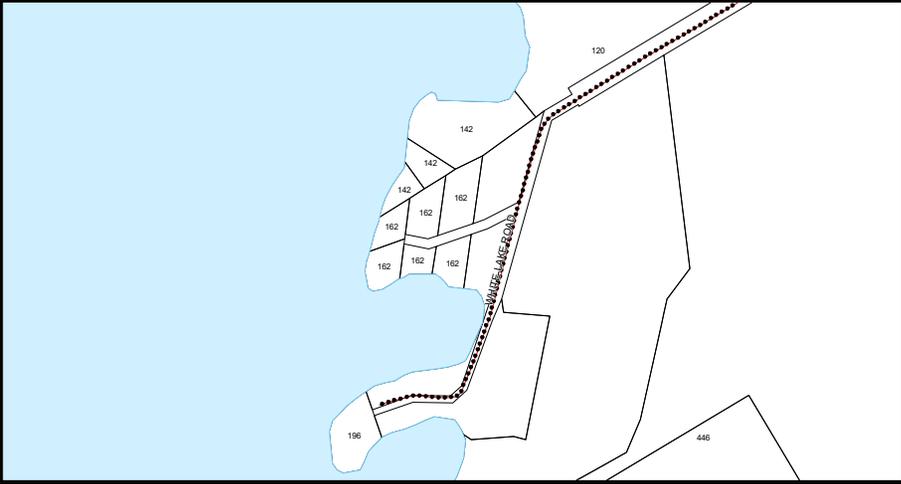
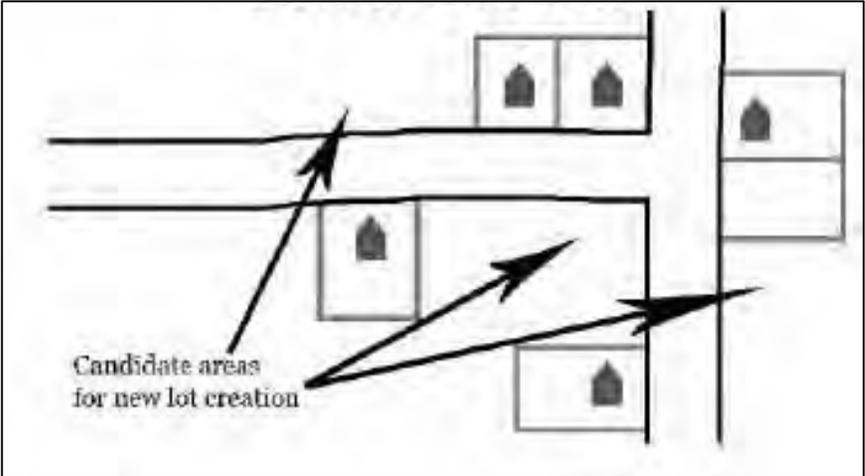
OP SECTION	CURRENT OP POLICY	PROPOSED AMENDMENT	REASON
		required statutory public meeting. All applications for development shall be reviewed for completeness. The Township/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the Planning Act are not submitted as part of the application. These studies or information may include, but are not limited to:	
<b>9.20.1 Agency Names and Responsibility</b>	From time to time, the names of various government ministries and agencies may change. In addition, responsibilities may shift from one ministry to another. The names of various ministries responsible for programs, regulations, and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a change of name or responsibility occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.	From time to time, the names of various government ministries and agencies may change. In addition, responsibilities may shift from one ministry to another. The names of various ministries responsible for programs, regulations, and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a change of name or responsibility occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate. <b>Further, an amendment to this Plan will not be required to update the names of such ministries or agencies identified within this Plan.</b>	Allows for the updating of agency and ministry names without requiring an Official Plan amendment.

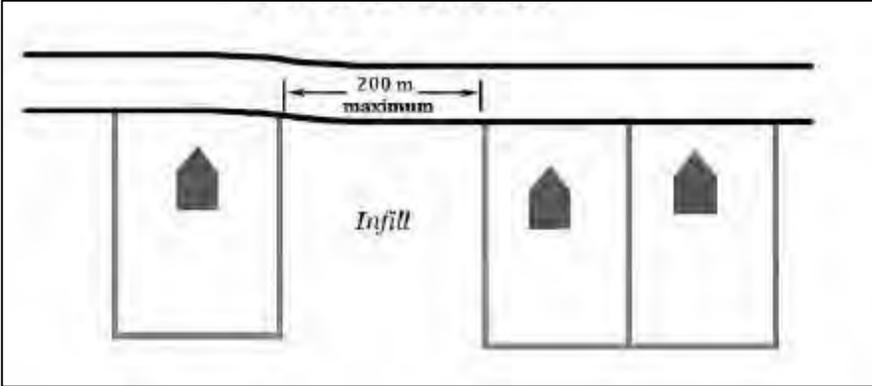
## Section 9.23: Definitions

Current Definition	Proposed Definition	Reason
<i>No definition.</i>	<b>Active transportation:</b> 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.	Definition added. Present in both PPS and County OP.
<p>Adjacent lands: means</p> <p><del>a) for the purposes of policy 2.1 of the Provincial Policy Statement, those lands contiguous to a specific environmental protection areas 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; and</del></p> <p><del>b) for the purposes of policy 2.6.3 of the Provincial Policy Statement, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.</del></p>	<p><b>Adjacent lands:</b> means</p> <p>a) For the purposes of Section XX 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 guidelines developed by the Province or based on municipal approaches that achieve the same objectives;</p> <p>b) For the purposes of Section XX 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;</p> <p>c) For the purposes of Section XX 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,</p> <p>d) For the purposes of Section XX of this Plan, those lands contiguous to a protected heritage property or as otherwise defined in the municipal Official Plan.</p>	Definition updated as per PPS and County OP.
<i>No definition.</i>	<p><b>Agricultural condition:</b> means</p> <p>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</p>	Definition added. Present in both PPS and County OP.

Current Definition	Proposed Definition	Reason
	<p>surrounding area may be dependent for specialty crop production will be maintained or restored; and,</p> <p>b) In regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same</p>	
<i>No definition.</i>	<b>Agri-tourism uses:</b> 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.	Definition added. Present in both PPS and County OP.
Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are <del>small-scale and</del> directly related to the farm operation <del>and are required in close proximity to the farm operation.</del>	<b>Agriculture-related uses:</b> means those farm-related commercial and farm-related industrial uses that are directly related to farm operations <b>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>	Definition updated as per PPS and County OP.
Alternative energy systems: means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.	<b>Alternative energy system:</b> means <b>a system that uses</b> sources of energy or energy conversion processes <b>to produce power, heat and/or cooling</b> that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.	Definition updated as per PPS and County OP.
Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.	<b>Archaeological resources:</b> includes artifacts, archaeological sites, marine archaeological sites, <b>as defined under the Ontario Heritage Act.</b> The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.	Definition updated as per PPS and County OP.
Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. <del>Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.</del>	<b>Areas of archaeological potential:</b> means areas with the likelihood to contain archaeological resources. <b>Methods to identify</b> archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. <b>The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.</b>	Definition updated as per PPS and County OP.

Current Definition	Proposed Definition	Reason
<p>Built heritage resources: means <del>one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.</del></p>	<p><b>Built heritage resource:</b> means <b>a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p><i>No definition.</i></p>	<p><b>Cluster:</b> means a compact form of residential development that may include the intentional and pre-planned grouping of residential lots together with lands not intended for residential use and which are held in common for the benefit of the residential lots as open space, recreational areas or for agricultural or other resource related uses. An example of this is an estate residential subdivision with a block provide common park space or water access.</p> <p>A residential cluster may also include the grouping of residential lots in a manner as follows:</p> <p><u>Natural Feature Cluster</u></p> <p>Development around a natural feature in a manner whereby the natural feature dominates the landscape for each residential lot and which is accessible from each residential lot. An example of this is waterfront areas developed historically for seasonal residential purposes (i.e. cottages).</p>	<p>Definition to assist in implementation of new County Official Plan policies regarding development in and adjacent to mineral aggregate resources. Related to new policy 4.4.3.4.</p>

Current Definition	Proposed Definition	Reason
	 <p><u>Intersection Cluster</u></p> <p>Development at an intersection of two publicly maintained roads when the lands provide for residential development on each of the three or more corners.</p>  <p>Candidate areas for new lot creation</p>	

Current Definition	Proposed Definition	Reason						
	<p data-bbox="743 293 884 321"><u>Infill Cluster</u></p> <p data-bbox="743 358 1604 412">Development in an infill situation where residential development exists on both sides of a publicly maintained road.</p>  <p data-bbox="743 902 953 930"><u>Additional Criteria</u></p> <p data-bbox="743 967 1614 1053">Notwithstanding the foregoing classification of residential clusters, each residential lot forming part of a cluster development must meet each of the following criteria:</p> <table border="0" data-bbox="743 1084 1255 1235"> <tr> <td data-bbox="743 1084 968 1112">Maximum Lot Area</td> <td data-bbox="1045 1084 1192 1112">2.5 hectares</td> </tr> <tr> <td data-bbox="743 1146 1016 1174">Maximum Lot Frontage</td> <td data-bbox="1045 1146 1171 1174">75 meters.</td> </tr> <tr> <td data-bbox="743 1208 953 1235">Maximum Extents</td> <td data-bbox="1045 1208 1255 1235">300 to 500 meters</td> </tr> </table> <p data-bbox="743 1269 1625 1356">Maximum Extents is the distance measured from the outer limits of the first residential lot that forms part of the cluster to the outer limits of the last residential lot that forms part of the cluster.</p>	Maximum Lot Area	2.5 hectares	Maximum Lot Frontage	75 meters.	Maximum Extents	300 to 500 meters	
Maximum Lot Area	2.5 hectares							
Maximum Lot Frontage	75 meters.							
Maximum Extents	300 to 500 meters							

Current Definition	Proposed Definition	Reason
	Residential lots which are separated from other qualifying residential lots by lands which are not capable of or zoned for residential development shall not be considered part of a residential cluster.	
<i>No definition.</i>	<b>Comprehensive rehabilitation:</b> 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.	Definition added. Present in both PPS and County OP.
<p>Comprehensive review: means</p> <p>a) for the purposes of <del>policies 1.1.3.9 and 1.3.2 of the Provincial Policy Statement</del>, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:</p> <ol style="list-style-type: none"> <li>1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate <del>this growth</del> while protecting provincial interests;</li> <li>2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;</li> <li>3. <del>confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement;</del></li> <li>4. is integrated with planning for infrastructure and public service facilities; and</li> <li>5. considers cross-jurisdictional issues.</li> </ol>	<p><b>Comprehensive review:</b> means</p> <p>a) For the purposes of <b>Sections XX and XX of this Plan</b>, an Official Plan review which is initiated by a planning authority, or an Official Plan amendment which is initiated or adopted by a planning authority, which:</p> <ol style="list-style-type: none"> <li>1. Is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth <b>or development</b>; and determines how best to accommodate <b>the development</b> while protecting provincial interests;</li> <li>2. Utilizes opportunities to accommodate projected growth <b>or development</b> through intensification and redevelopment; <b>and considers physical constraints to accommodating the proposed development within existing settlement area boundaries</b>;</li> <li>3. Is integrated with planning for infrastructure and public service facilities, <b>and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning</b>;</li> <li>4. <b>Confirm sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development</b>;</li> <li>5. <b>Confirms that sewage and water services can be provided in accordance with Sections XX and XX of this Plan; and,</b></li> <li>6. Consider cross-jurisdictional issues.</li> </ol>	Definition updated as per PPS and County OP.

Current Definition	Proposed Definition	Reason
<p>b) for the purposes of policy 1.1.5 of the Provincial Policy Statement, means a review undertaken by a planning authority or comparable body which:</p> <ol style="list-style-type: none"> <li>1. addresses long-term population projections, infrastructure requirements and related matters;</li> <li>2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement; and</li> <li>3. considers cross-jurisdictional issues.</li> </ol>	<p>In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</p>	
<p>Conserved: means the identification, protection, <del>use and/or</del> management of cultural heritage and archaeological resources in <del>such a way that their heritage values, attributes and integrity are retained.</del> This may be addressed through a conservation plan or heritage impact assessment.</p>	<p><b>Conserved:</b> means the identification, protection, management <b>and use of built heritage resources</b>, cultural heritage <b>landscapes</b> and archaeological resources in <b>a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.</b> This may be achieved by the implementation of recommendations set out in a conservation plan, <b>archaeological assessment, and/or</b> heritage impact assessment. <b>Mitigative measures and/or alternative development approaches can be included in these plans and assessments.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p>Cultural heritage landscape: means a defined geographical area <del>of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.</del> Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; <del>and</del> villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of <del>cultural heritage value.</del></p>	<p><b>Cultural heritage landscape:</b> means a defined geographical area <b>that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve</b> features such as structures, spaces, archaeological sites or natural elements <b>that are valued together for their interrelationship, meaning or association.</b> Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, <b>viewsheds, natural areas</b> and industrial complexes of heritage <b>significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).</b></p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source <del>that may be impacted by activities or events.</del>	<b>Designated vulnerable area:</b> means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.	Definition updated as per PPS and County OP.
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;  b. works subject to the Drainage Act; or  c. for the purposes of policy <del>2.1.3(b)</del> of the Provincial Policy Statement, 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 policy <del>2.1.4(a)</del> of the Provincial Policy Statement.	<b>Development:</b> 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;  b) works subject to the Drainage Act; or  c) for the purposes of policy <b>2.1.4(a) of the Provincial Policy Statement</b> , 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 policy <b>2.1.5(a) of the Provincial Policy Statement</b> .	Definition updated as per PPS.
<i>No definition.</i>	<b>Essential emergency service:</b> 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.	Definition added. Present in both PPS and County OP.
Fish habitat: as defined in the Fisheries Act, c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.	<b>Fish habitat:</b> as defined in the Fisheries Act, means spawning grounds <b>and any other areas, including</b> nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.	Definition updated as per PPS and County OP.

Current Definition	Proposed Definition	Reason
<i>No definition.</i>	<b>Garden Suite:</b> means the one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.	Definition added per new Section 9.5.1, per Section 39.1 of the <i>Planning Act</i> .
<i>No definition.</i>	<b>Green infrastructure:</b> 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 tree	Definition added. Present in both PPS and County OP.
<i>No definition.</i>	<b>Habitat of endangered species and threatened species:</b> means a) With respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and, c) Places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.	Definition added. Present in both PPS and County OP.
<i>No definition.</i>	<b>Hazardous forest types:</b> 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.	Definition added. Present in both PPS and County OP.
<i>No definition.</i>	<b>Hazardous lands:</b> 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 flooding 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 flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small	Definition added. Present in both PPS and County OP.

Current Definition	Proposed Definition	Reason
	inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.	
Heritage attributes: means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.	<b>Heritage attributes:</b> means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).	Definition updated as per PPS and County OP.
<i>No definition.</i>	<b>High quality:</b> means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).	Definition added. Present in both PPS and County OP.
Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications / telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.	<b>Infrastructure:</b> 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, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.	Definition updated as per PPS and County OP.
<i>No definition.</i>	<b>Institutional use:</b> for the purposes of Section XX 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.	Definition added. Present in both PPS and County OP.
Legal or technical reasons: for the purposes of policy 2.3.4.2 of the Provincial Policy Statement, 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.	<b>Legal or technical reasons:</b> 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.	Definition updated as per PPS and County OP.
<i>No definition.</i>	<b>Linkage areas:</b> means linear natural features such as streams, floodplains, and steep slopes, valleys, contiguous narrow woodlands and wetlands that connect two or more natural heritage features.	Definition of term added to improve clarity of a new

Current Definition	Proposed Definition	Reason
<i>No definition.</i>	<b>Major facilities:</b> means facilities which may require separation from sensitive land uses, including but not limited to airports, 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.	policy added with respect to this feature. Definition added. Present in both PPS and County OP.
<p>Mineral aggregate operation: means</p> <p>a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, <del>or successors thereto;</del></p> <p><del>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</del></p> <p>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.</p>	<p><b>Mineral aggregate operation:</b> means</p> <p>a) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act; <b>and,</b></p> <p>b) 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.</p>	Definition updated as per PPS and County OP.
<i>No definition.</i>	<p><b>Mineral aggregate resource conservation:</b> means</p> <p>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,</p> <p>b) The wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.</p>	Definition added. Present in both PPS and County OP.

Current Definition	Proposed Definition	Reason
<p>Minimum distance separation formulae: means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.</p>	<p><b>Minimum distance separation formulae:</b> means formulae <b>and guidelines</b> developed by the Province, <b>as amended from time to time</b>, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.</p>	<p>Definition updated as per PPS and County OP.</p>
<p><i>No definition.</i></p>	<p><b>Natural heritage features and areas:</b> means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, 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.</p>	<p>Definition added. Present in both PPS and County OP.</p>
<p>Natural heritage system: means a system made up of <del>environmental protection areas, linked by natural corridors</del> which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored <del>and areas with the</del> potential to be restored to a natural state.</p>	<p><b>Natural heritage system:</b> means a system made up of <b>natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes</b> which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include <b>natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features</b>, lands that have been restored <b>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.</b> 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.</p>	<p>Definition updated as per PPS and County OP.</p>
<p>Negative impacts: means</p> <p>a) <del>in regard to policy 2.2 of the Provincial Policy Statement,</del> 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 <del>or site alteration activities;</del></p> <p>b) in regard to fish habitat, <del>the harmful alteration, disruption or destruction of fish habitat,</del> except where, in conjunction with the appropriate</p>	<p><b>Negative impacts:</b> means</p> <p>a) <b>In regard to Section XX of this Plan,</b> 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. <b>Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;</b></p> <p>b) <b>In regard to Section XX of this Plan,</b> degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
<p>authorities, it has been authorized under the Fisheries Act, <del>using the guiding principle of no net loss of productive capacity; and</del></p> <p>c) in regard to other natural heritage features and areas <del>environmental protection areas</del>, 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.</p>	<p><b>features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;</b></p> <p>c) In regard to fish habitat, <b>any permanent alteration to</b>, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; <b>and,</b></p> <p>d) 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.</p>	
<p><i>No definition.</i></p>	<p><b>On-farm diversified uses:</b> 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, and uses that produce value-added agricultural products.</p>	<p>Definition added. Present in both PPS and County OP.</p>
<p>Petroleum resources: means oil, gas, <del>and brine resources</del> 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 or other hydrocarbons.</p>	<p><b>Petroleum resources:</b> means oil, gas, <b>and salt (extracted by solution mining method) and formation water resources</b> 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 or other hydrocarbons.</p>	<p>Definition updated as per PPS and County OP.</p>
<p>Planned corridors: means corridors identified through provincial plans or preferred alignment(s) determined through the Environmental Assessment Act process <del>which are required to meet projected needs.</del></p>	<p><b>Planned corridors:</b> means corridors <b>or future corridors which are required to meet projected needs, and are</b> identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, <b>or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p>Prime agricultural land: means <del>land that includes</del> specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.</p>	<p><b>Prime agricultural land:</b> means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, <b>as amended from time to time</b>, in this order of priority for protection.</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
<p>Protected heritage property: means <del>real</del> property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; <del>and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.</del></p>	<p><b>Protected heritage property:</b> means property designated under Parts IV, V or VI of the Ontario Heritage Act; <b>property subject to a</b> heritage conservation easement under Parts II or IV of the Ontario Heritage Act; <b>property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p>Provincial and federal requirements: means</p> <p>a) in regard to policy 4.8.3 of the <del>Provincial Policy Statement</del>, legislation and policies administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy <del>facilities</del> and ensuring that the necessary approvals are obtained; <del>and</del></p> <p>b) in regard to policy 2.1.5 of the <del>Provincial Policy Statement</del>, legislation and policies administered by the federal or provincial governments for the purpose of the protection <del>of fish and fish habitat</del>, and related, scientifically established standards such as water quality criteria for protecting lake trout populations.</p>	<p><b>Provincial and federal requirements:</b> means</p> <p>a) In regard to Policy 1.6.11.2 of the <b>PPS (2014)</b>, legislation, <b>regulations</b>, policies and <b>standards</b> administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy <b>systems</b> and ensuring that the necessary approvals are obtained;</p> <p>b) <b>In regard to Section XX of this Plan</b>, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection <b>(including fish and fish habitat)</b>, and related, scientifically established standards such as water quality criteria for protecting lake trout populations; <b>and,</b></p> <p>c) <b>In regard to Section XX 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.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p>Provincial plan: means a <del>plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.</del></p>	<p><b>Provincial plan:</b> means a <b>provincial plan within the meaning of section 1 of the Planning Act.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p>Quality and quantity of water: is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients</p>	<p><b>Quality and quantity of water:</b> is measured by indicators <b>associated with hydrologic function</b> such as minimum base flow, depth to water table, aquifer</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
and hazardous contaminants, and hydrologic regime.	pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.	
Regional market area: refers to an area, <del>generally broader than a lower tier municipality</del> , that has a high degree of social and economic interaction. <del>In southern Ontario</del> , the upper or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond <del>upper or single tier boundaries</del> , it may include a combination of upper, single and/or lower tier municipalities.	<b>Regional market area:</b> refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, <b>or planning area</b> , will normally serve as the regional market area. <b>However</b> , where a regional market area extends significantly beyond <b>these boundaries</b> , <b>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.</b>	Definition updated as per PPS and County OP.
<i>No definition.</i>	<b>Renewable energy source:</b> means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.	Definition added. Present in both PPS and County OP.
Renewable energy systems: <del>means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.</del>	<b>Renewable energy system:</b> means a system that generates electricity, heat and/or cooling from a renewable energy source.	Definition updated as per PPS and County OP.
<b>Reserve sewage system capacity:</b> means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of <del>policy 1.6.4.1(e) of the Provincial Policy Statement</del> , reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated <del>or disposed of at sites</del> approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.	<b>Reserve sewage system capacity:</b> means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes <b>of Section XX of this Plan</b> , reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated <b>and land-applied on agricultural land under the Nutrient Management Act, or disposed of at sites</b> approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.	Definition updated as per PPS and County OP.

Current Definition	Proposed Definition	Reason
<p><b>Residence surplus to a farming operation:</b> means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).</p>	<p><b>Residence surplus to a farming operation:</b> means an existing <b>habitable</b> farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).</p>	<p>Definition updated as per PPS and County OP.</p>
<p><del>Rural areas: means lands in the rural area which are located outside settlement areas and which are outside prime agricultural areas.</del></p>	<p><b>Rural areas:</b> means <b>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.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p><i>No definition.</i></p>	<p><b>Rural lands:</b> means lands which are located outside settlement areas and which are outside prime agricultural areas.</p>	<p>Definition added. Present in both PPS and County OP.</p>
<p><b>Significant:</b> means</p> <p>a. in regard to wetlands, <del>coastal</del> wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;</p> <p><del>b. in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;</del></p> <p>c. 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</p>	<p><b>Significant:</b> means</p> <p>a) In regard to wetlands, <b>significant</b> wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;</p> <p>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. <b>These are to be identified using criteria established by the Ontario Ministry of Natural Resources;</b></p> <p>c) In regard to other features and <b>areas in Section XX of this Plan,</b> 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;</p> <p>d) In regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and,</p> <p>e) In regard to cultural heritage and archaeology, resources that <b>have been determined to have cultural heritage</b> value or interest for the important</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
<p>cover in the planning area; or economically important due to site quality, species composition, or past management history;</p> <p>d. in regard to other features and <del>areas in policy 2.1 of the Provincial Policy Statement</del>, 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;</p> <p>e. in regard to mineral potential, <del>means an area identified as provincially significant through comprehensive studies prepared using</del> evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;</p> <p>f. <del>in regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and</del></p> <p>g. in regard to cultural heritage and archaeology, resources that <del>are valued for the</del> important contribution they make to our understanding of the history of a place, an event, or a people.</p> <p>Criteria for determining significance for the resources identified in sections <del>(e)-(g)</del> are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.</p> <p>While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.</p>	<p>contribution they make to our understanding of the history of a place, an event, or a people.</p> <p>Criteria for determining significance for the resources identified in sections <del>(c)-(e)</del> are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.</p> <p>While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.</p>	

Current Definition	Proposed Definition	Reason
<p><b>Site alteration:</b> 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 policy 2.1.3(b) of the Provincial Policy Statement, 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 policy 2.1.4(a) of the Provincial Policy Statement.</p>	<p><b>Site alteration:</b> means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.</p> <p>For the purposes of policy 2.1.4(a) of the Provincial Policy Statement, 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 policy 2.1.5(a) of the Provincial Policy Statement.</p>	<p>Definition updated as per PPS.</p>
<p><b>Special needs:</b> 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 special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.</p>	<p><b>Special needs:</b> 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 special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p>	<p>Definition updated as per PPS and County OP.</p>
<p><b>Specialty crop area:</b> means areas designated using <del>evaluation procedures established</del> by the province, as amended from time to time, <del>where</del> specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil <del>lands are predominantly grown</del>, usually resulting from:</p> <p>a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or</p>	<p><b>Specialty crop area:</b> means areas designated using guidelines developed by the Province, as amended from time to time. 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:</p> <p>a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;</p> <p>b) Farmers skilled in the production of specialty crops; and,</p> <p>c) A long-term investment of capital in areas such as crops, drainage,</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
<p><del>b. a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.</del></p>		
<p><b>Transportation systems:</b> means a system consisting of corridors and rights-of way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal <del>terminals</del>, harbours, and associated facilities such as storage and maintenance.</p>	<p><b>Transportation system:</b> means a system consisting of <b>facilities</b>, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, <b>sidewalks</b>, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, <b>parking facilities</b>, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal <b>facilities</b>, harbours, <b>airports, marine facilities, ferries, canals and</b> associated facilities such as storage and maintenance.</p>	<p>Definition updated as per PPS and County OP.</p>
<p><del><b>Vulnerable:</b> means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.</del></p>	<p><b>Vulnerable:</b> means surface and/or ground water that can be easily changed or impacted.</p>	<p>Definition updated as per PPS and County OP.</p>
<p><b>Waste management system:</b> means sites and facilities to accommodate solid waste from one or more municipalities and includes <del>landfill sites,</del> recycling facilities, transfer stations, processing sites and <del>hazardous waste depots.</del></p>	<p><b>Waste management system:</b> means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and <b>disposal sites.</b></p>	<p>Definition updated as per PPS and County OP.</p>
<p><i>No definition.</i></p>	<p><b>Wildland fire assessment and mitigation standards:</b> 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.</p>	<p>Definition added. Present in both PPS and County OP.</p>
<p><b>Woodlands:</b> 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</p>	<p><b>Woodlands:</b> 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</p>	<p>Definition updated as per PPS and County OP.</p>

Current Definition	Proposed Definition	Reason
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.	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. <b>Woodlands may be delineated according to the Forestry Act definition or the Province’s Ecological Land Classification system definition for “forest.”</b>	

## OFFICIAL PLAN SCHEDULES

OP SCHEDULE	PROPOSED AMENDMENT	REASON
<p><b>Schedule ‘A’ – Land Use Plan</b></p>	<ul style="list-style-type: none"> <li>• Updating and/or confirming of Environmental Protection Areas to ensure that they reflect the latest available information on their location and extent, including:               <ul style="list-style-type: none"> <li>○ Provincially Significant Wetlands</li> <li>○ Areas of Natural and Scientific Interest (ANSI)</li> </ul> </li> <li>• Updating of “Bedrock Resource Constraint Overlay” to reflect the location and extent of the identified bedrock resource as per Official Plan #1 to the County Official Plan.</li> <li>• Changing the naming of certain Resource Lands designations and overlays:               <ul style="list-style-type: none"> <li>○ “Aggregate Reserve Constraint Overlay” becomes “Aggregate Resource Overlay”</li> <li>○ “Bedrock Resource Constraint Overlay” becomes “Bedrock Resource Overlay”</li> <li>○ “Mineral Resource Constraint Overlay” becomes “Mineral Resource Overlay”</li> </ul> </li> </ul>	<p>Through the Provincial Policy Statement, municipalities must ensure that features and resources of provincial significance (such as Provincially Significant Wetlands) are protected. Updating the mapping of these features in municipal planning documents ensures that they are identified and managed appropriately.</p> <p>Updating of the title/label of certain mineral and aggregate resource lands to more accurately reflect their status within the context of the Official Plan policies.</p>
<p><b>Schedule B – Environmental Protection Areas</b></p>	<ul style="list-style-type: none"> <li>• Updating and/or confirming of Environmental Protection Areas and Environmental Sensitive Areas to ensure that they reflect the latest available information on their location and extent, including:               <ul style="list-style-type: none"> <li>○ Provincially Significant Wetlands</li> <li>○ Areas of Natural and Scientific Interest (ANSI)</li> <li>○ Locally Significant Wetlands</li> <li>○ Woodlands</li> </ul> </li> </ul>	<p>Through the Provincial Policy Statement, municipalities must ensure that features and resources of provincial significance (such as Provincially Significant Wetlands) are managed and/or protected, as required. The municipality also identifies features of local or regional significance (such as Locally Significant Wetlands). Updating the mapping of these features in municipal planning documents ensures that they are identified and managed appropriately.</p>

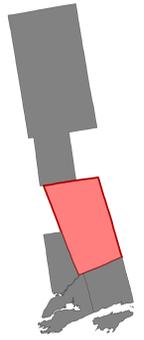
OP SCHEDULE	PROPOSED AMENDMENT	REASON
<b>Schedule C – Source Protection</b>	<ul style="list-style-type: none"><li>Updating and/or confirming features to ensure that they reflect the latest available information on their location and extent.</li></ul>	The municipality recognizes the importance of source water protection and the avoidance of natural hazards. Ensuring that these features are accurately identified assists the municipality in achieving these goals when making land use planning decisions.

**APPENDIX 2**  
**Official Plan Amendment Schedules**

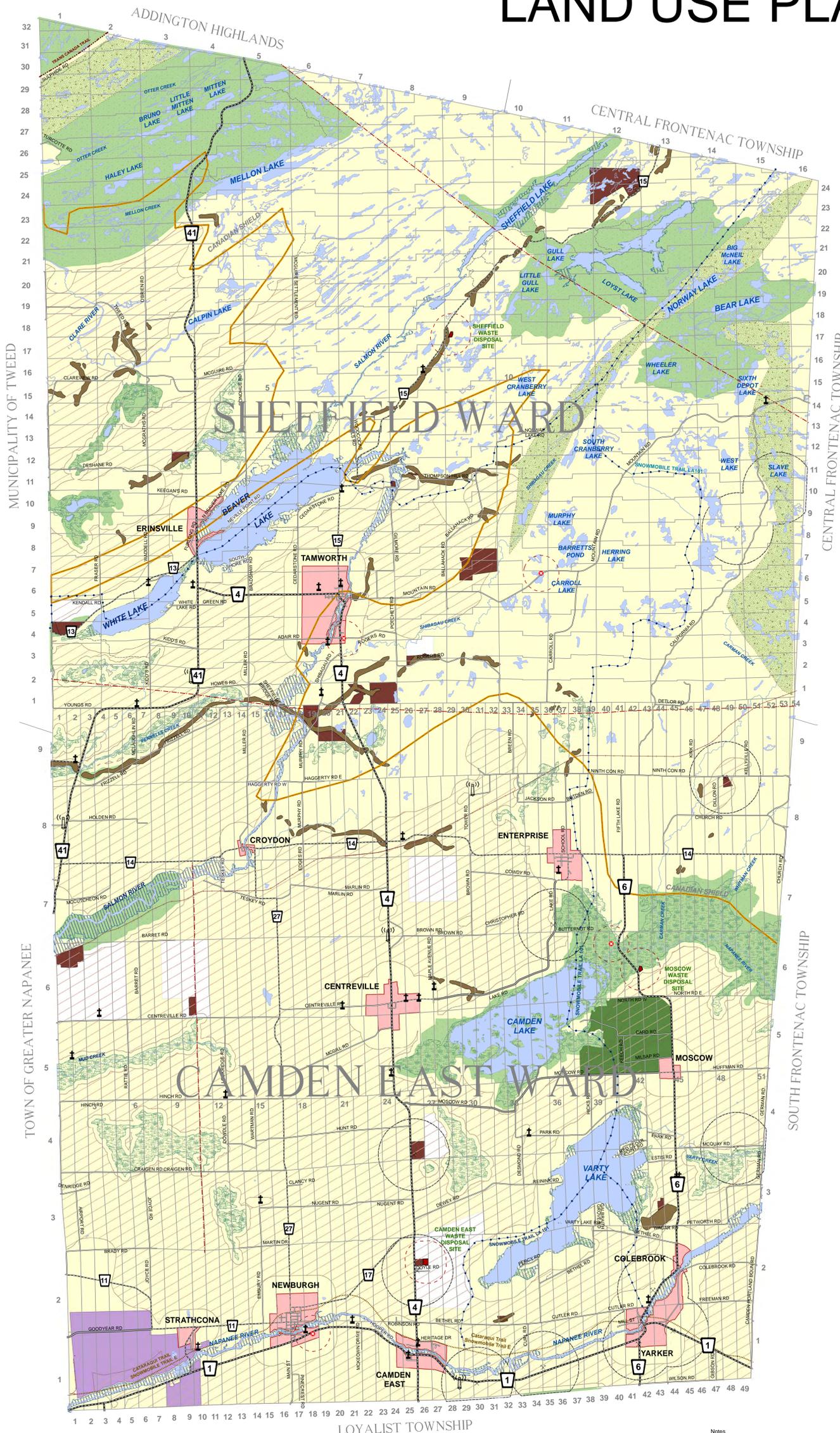


# TOWNSHIP OF STONE MILLS OFFICIAL PLAN - SCHEDULE A LAND USE PLAN

KEY MAP



LENOX & ADDINGTON COUNTY  
TOWNSHIP OF STONE MILLS



## LAND USE DESIGNATION

- RURAL
- HAMLET
- INDUSTRIAL

## RESOURCE LANDS

- Agriculture
- Aggregate Resource Overlay
- Licensed Pits and Quarries
- Bedrock Resource Overlay
- Mineral Resource Overlay

## WASTE MANAGEMENT

- Waste Disposal Site
- Waste Disposal Site - Inactive
- 500m Waste Disposal Site Influence Area

## ENVIRONMENTAL PROTECTION AREAS & NATURAL HAZARDS

- Provincially Significant Wetland
- Area of Natural and Scientific Interest
- Floodplain
- X Abandoned Mines Information System Points
- 1000m Influence Area

## INFRASTRUCTURE

### COUNTY ROADS

- Rural Arterial
- Rural Collector
- Urban Collector

### TOWNSHIP ROADS

- Major Township
- Local Township

### OTHER ROADS

- Private Road
- | Railways

### RECREATION TRAILS

- Multi Use
- Multi Use NoATV
- Snowmobile Trail

### COMMUNICATION

- (T) Communication Tower
- Utility Lines

## OTHER FEATURES

- Canadian Shield Boundary
- + Cemetery

Schedule Approved: \_\_\_\_\_

2 1 0 2 4 6 8 10 Kilometres

SCALE 1 : 45,000

When plotted at 34" x 44" (ANSI E)

Notes  
1. Community Improvement Areas coincide with the Hamlet boundaries illustrated on this schedule.  
2. Where other documents have been used to depict information shown on this schedule, reference shall be made to the original document where a more accurate interpretation is required.  
3. Flood elevations for the Salmon River and Napanee River have been plotted using flood plain mapping provided by the Quinte Conservation Authority.

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Produced By: James Gibson  
Produced Using: Arc GIS 10.5  
Date Produced: January 2018  
Schedule produced under the guidance of the Township of Stone Mills and IBI Group.

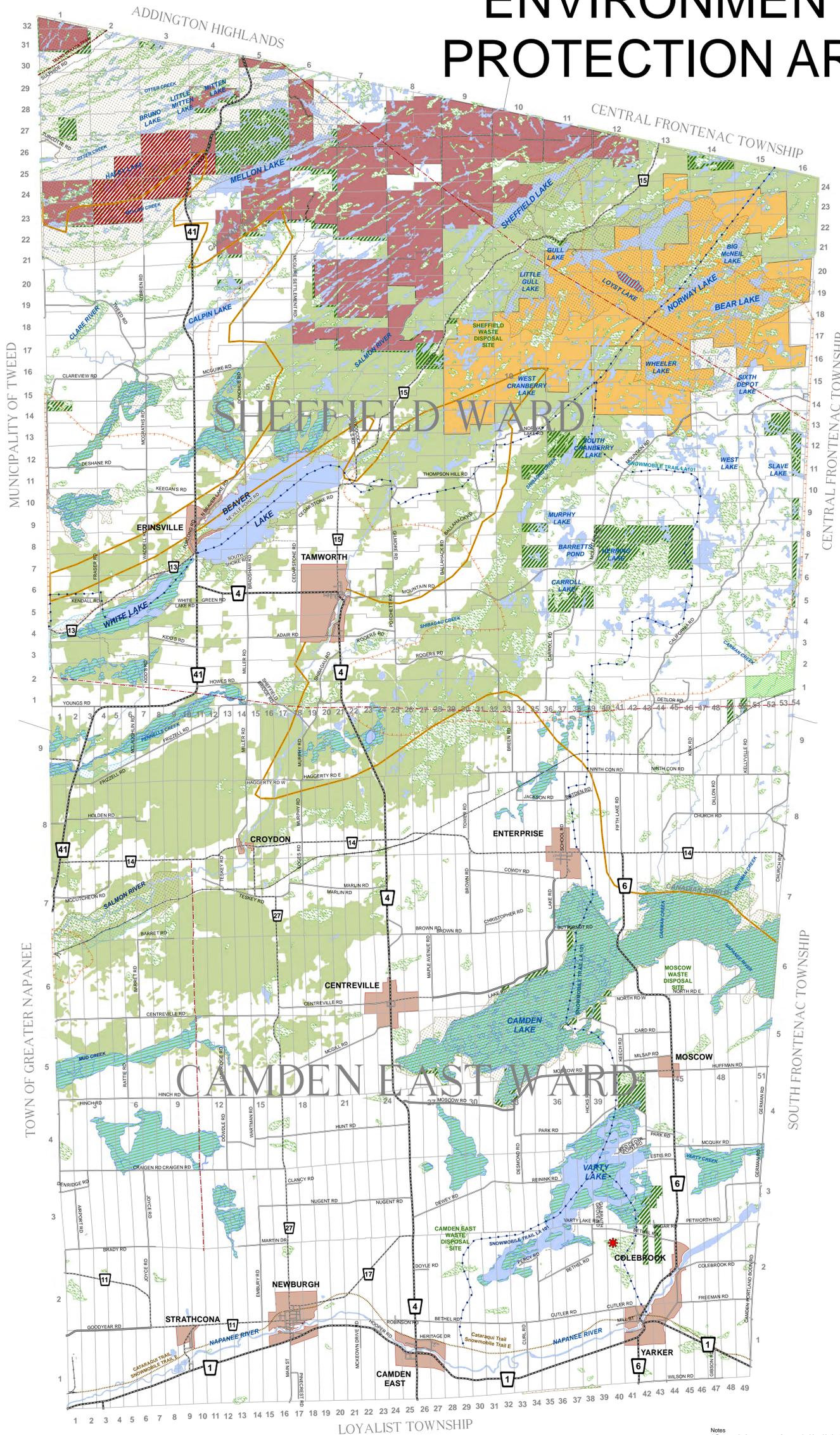
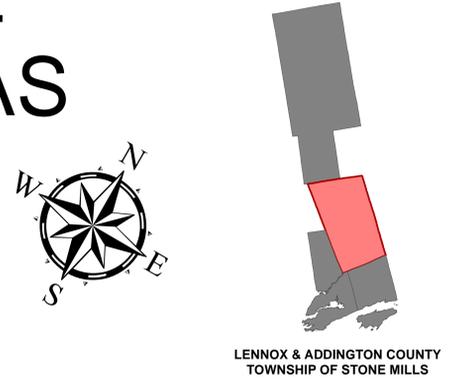




# TOWNSHIP OF STONE MILLS OFFICIAL PLAN - SCHEDULE B

## ENVIRONMENTAL PROTECTION AREAS

KEY MAP



### ENVIRONMENTAL PROTECTION AREAS

- PROVINCIALY SIGNIFICANT WETLANDS
- AREAS OF NATURAL AND SCIENTIFIC INTEREST
  - Earth Science ANSI
  - Life Science ANSI

### ENVIRONMENTAL SENSITIVE AREAS

- LOCALLY SIGNIFICANT WETLANDS
- WOODLANDS
- DEER WINTERING YARDS
- LAKE TROUT LAKES
- NESTING SITES

### INFRASTRUCTURE

#### COUNTY ROADS

- Rural Arterial
- Rural Collector
- Urban Collector

#### TOWNSHIP ROADS

- Major Township
- Local Township

#### OTHER ROADS

- Private Road
- Railways
- Utility Lines

#### RECREATION TRAILS

- Multi Use
- Multi Use NoATV
- Snowmobile Trail

### OTHER FEATURES

- CANADIAN SHIELD BOUNDARY
- HAMLET
- PROVINCIAL PARKS
- CONSERVATION RESERVES
- CONSERVATION AREA
- AGREEMENT FORESTS
- CROWN LAND

Schedule Approved: \_\_\_\_\_

Notes  
 1. Community Improvement Areas coincide with the Hamlet boundaries illustrated on this schedule.  
 2. Where other documents have been used to depict information shown on this schedule, reference shall be made to the original document where a more accurate interpretation is required.  
 3. Flood elevations for the Salmon River and Napanee River have been plotted using flood plain mapping provided by the Quinte Conservation Authority.

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Produced By: James Gibson  
 Produced Using: Arc GIS 10.5  
 Date Produced: January 2018  
 Schedule produced under the guidance of the Township of Stone Mills and IBI Group.



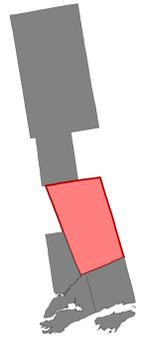
SCALE 1 : 45,000  
When plotted at 34" x 44" (ANSI E)



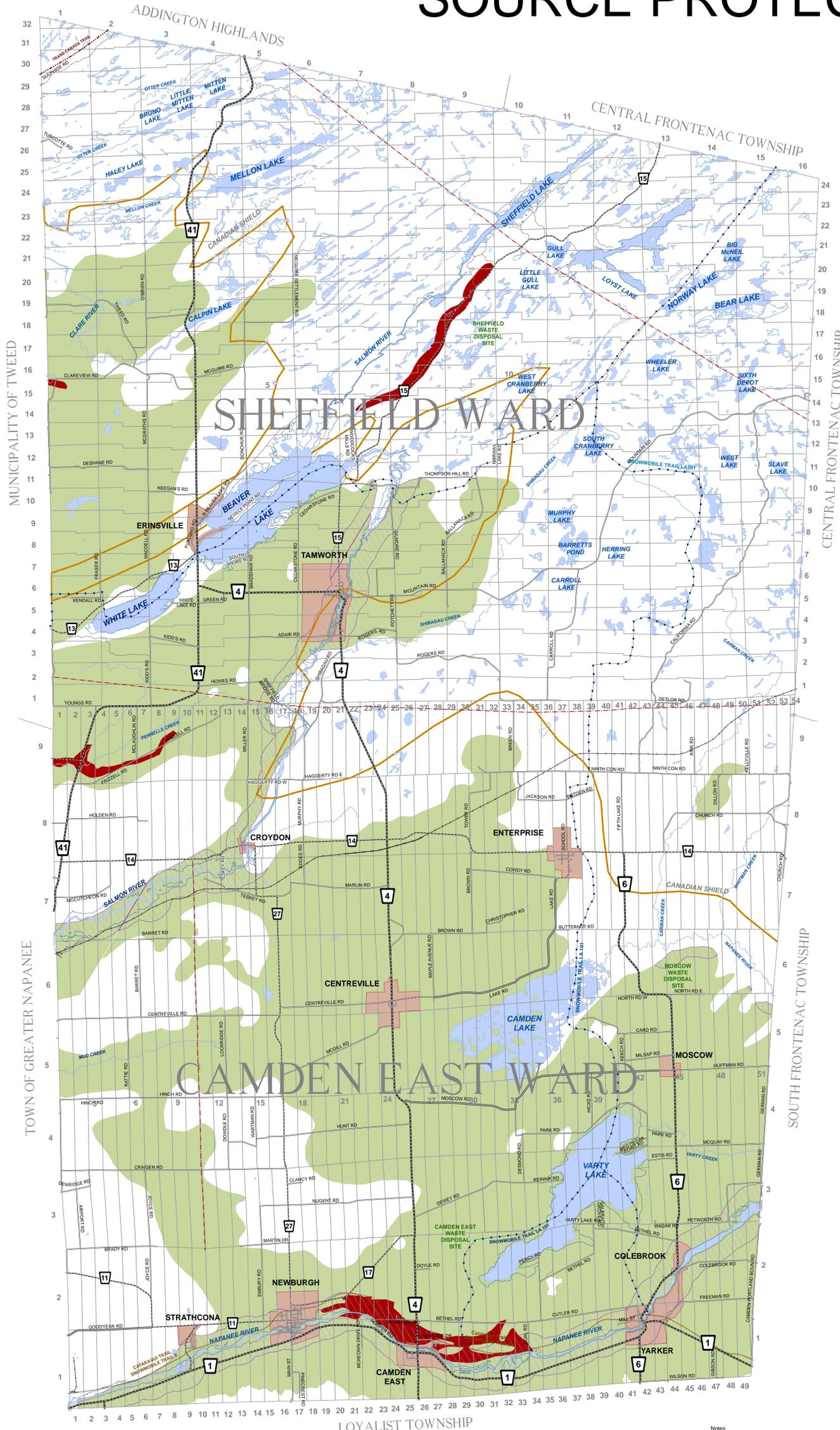


# TOWNSHIP OF STONE MILLS OFFICIAL PLAN - SCHEDULE C SOURCE PROTECTION

KEY MAP



LENOX & ADDINGTON COUNTY  
TOWNSHIP OF STONE MILLS



### HIGH RISK AREAS

- HIGH RISK ZONE
- SIGNIFICANT GROUNDWATER RECHARGE AREA

### FEATURES

- DISTRIBUTION OF GULL RIVER FORMATION / POTENTIAL KARST

### INFRASTRUCTURE

#### COUNTY ROADS

- Rural Arterial
- Rural Collector
- Urban Collector

#### TOWNSHIP ROADS

- Major Township
- Local Township

#### OTHER ROADS

- Private Road
- Railways

#### RECREATION TRAILS

- Multi Use
- Multi Use NoATV
- Snowmobile Trail

#### COMMUNICATION

- Utility Lines

### OTHER FEATURES

- CANADIAN SHIELD BOUNDARY
- FLOODPLAIN
- HAMLETS

Schedule Approved: \_\_\_\_\_

2 1 0 2 4 6 8 10 Kilometres

SCALE 1 : 45,000

When plotted at 34" x 44" (ANSI E)

Notes  
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