

Leeds Grenville



Background Report:
Policy Options
and Directions

Background Report:

Policy Options and Directions

United Counties of
Leeds and Grenville

Athens
Augusta
Edwardsburgh/Cardinal
Elizabethtown-Kitley
Front of Yonge
Leeds and the Thousand Islands
Merrickville-Wolford
North Grenville
Rideau Lakes
Westport

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1.0 PROJECT PURPOSE AND IMPETUS

The United Counties of Leeds and Grenville is one of only a few upper-tier municipalities in the Province that does not currently have an Official Plan in place. In accordance with recent amendments to Regulation 352/02 under the *Planning Act*, the Counties are required by the Province to prepare and adopt a County-level Official Plan and submit it for approval before March 31, 2015.

An Official Plan, as established under the *Planning Act*, outlines the goals, objectives and policies necessary to manage and provide direction for physical planning and changes to how land is used in a community. Official Plan policies help to ensure that future planning and development occurs in a responsible manner and with consideration for the effects that physical land use changes may have on the community's social, economic, and natural environments.

The United Counties of Leeds and Grenville (Leeds Grenville) Official Plan is also required to conform to and implement relevant Provincial Plans and legislation, including the Provincial Policy Statement, 2014 (PPS) which comes into effect on April 30, 2014.

The Leeds Grenville Official Plan is intended to establish overarching policy direction on matters of County significance. It will also provide a framework for coordination and cooperation among the Counties' ten constituent municipalities on planning and development issues that cross municipal boundaries and jurisdictions. Detailed land use planning will continue to be managed and administered locally by the lower-tier municipalities through their local municipal Official Plans, which will remain in place to drive local decision making.

The Leeds Grenville Official Plan is anticipated to provide overarching policy guidance on regional land use planning matters related to: growth management and settlement areas, the promotion of the Counties economic development objectives, countryside development and activities (i.e. agriculture and aggregate resources), the protection of natural heritage systems, features and natural resources, natural and human-made hazards, servicing and transportation networks, including active transportation, and the coordination of planning and cross-jurisdictional matters in the Counties.

1.1 United Counties of Leeds and Grenville Context

The United Counties of Leeds and Grenville are located in Eastern Ontario in an area of rich natural heritage comprised of significant landscapes and waterways. These include the Canadian Shield, the St. Lawrence River and 1000 Islands Region, the Rideau Canal UNESCO World Heritage Site and the Frontenac Arch Biosphere Reserve, a UNESCO World Biosphere Reserve.

The Counties are bordered to the east by the United Counties of Stormont, Dundas and Glengarry, to the north by the County of Lanark, and to the west by the County of Frontenac. The Counties are also situated between the City of Kingston and the National Capital Region and City of Ottawa.

The Counties has an area of 3,384 square kilometres and contains the following ten member municipalities:

- Township of Athens
- Township of Augusta
- Township of Edwardsburgh/Cardinal
- Township of Elizabethtown-Kitley
- Township of Front of Yonge
- Township of Leeds and the Thousand Islands
- Village of Merrickville-Wolford
- Municipality of North Grenville
- Township of Rideau Lakes
- Village of Westport

The City of Brockville, Town of Gananoque, and Town of Prescott are separated partner municipalities that are geographically part of the Counties. The Town of Smith Falls is another separated municipality associated with the County of Lanark, and is on the northwestern boundary of the Counties.

1.2 Project Process and Schedule

The United Counties of Leeds and Grenville has retained MMM Group Limited (MMM), in association with Hemson Consulting, to assist in the preparation of the first Leeds Grenville Official Plan. The Official Plan project is comprised of three stages, for which the general tasks and anticipated timeframes are outlined below:

Stage One: Background, Policy Options & Directions

- Project Initiation – Late March 2014
- Meeting with the Ministry of Municipal Affairs and Housing – Early May 2014
- Preparation of Draft Backgrounds reports – April to July 2014
- Presentation of Draft Background reports to Counties Council and Local Municipal Councils – Mid June 2014
- Presentation of Draft Background information at Public Open Houses and Stakeholder Consultation Session – Late June 2014
- Counties Council Briefing on Draft Final Background reports – Late July 2014

Stage Two: Draft Leeds Grenville Official Plan

- Preparation of Draft Official Plan – Mid September 2014
- Presentation of Draft Official Plan to Counties Council and Local Municipal Councils – Late September 2014
- Preparation of Revised Draft Official Plan – Early October 2014
- Presentation of Draft Official Plan at Public Open Houses and Stakeholder Consultation Session – Mid November 2014

Stage Three: Final Leeds Grenville Official Plan

- Preparation of Final Official Plan – Mid January 2015
- Presentation of Final Official Plan to Counties Council and Local Municipal Councils – Mid January 2015
- Stakeholder Consultation – Mid January to Early February 2015
- Statutory Public Meeting – Early February 2015
- Counties Council Adoption of Official Plan – Late March 2015

The Stage One background reports will consist of the following:

- An Issues Paper which identifies the policy framework and key planning issues facing the Counties;
- A Growth and Settlement Analysis consisting of population, demographics, housing and employment projections, land needs analysis, and projected settlement and allocation recommendations; and
- An Employment Lands Analysis that will examine the current and potential future location of employment lands to enhance economic development in the Counties.

These Reports have been consolidated into this Background Report – Policy Options and Directions, which synthesizes the information contained in the three previous reports and presents a range of policy responses to address key issues.

The project also includes regular meetings with a Steering Committee, comprised of representatives from the Counties, Local Municipalities, and the Ministry of Municipal Affairs and Housing (MMAH), Kingston office. Members include the Counties CAO, Director of Works, Planning Services, and Asset Management, and Manager of Planning Services, and professional staff planners from the local municipalities.

Presentations to Counties and Local Municipal Councils will be made at all stages of the project to provide updates on project progress, the key issues being identified, and the options and recommendations being considered. Council input will be sought on these matters to ensure that the interests of all stakeholders and the member municipalities are being addressed.

1.3 Community Engagement and Consultation

An extensive consultation program has been integrated into the Official Plan project process, to ensure that meaningful input is obtained from Counties and Local Municipal Councils and Planning Advisory Committees, staff, stakeholders, and the public throughout the process of preparing the Counties' first Official Plan. Early consultation and the use of a variety of consultation methods is intended to ensure that information about the Official Plan project is disseminated as widely as possible in the Counties, and that the Counties gain input that is representative of local residents and key stakeholders, and their concerns. This will also assist in identifying and managing potential issues as they arise, to support the approvals process for the new Official Plan.

As per Section 17(15) of the *Planning Act*, planning authorities are required to provide opportunities for public input during the planning process, and in the course of the preparation of the plan, shall ensure that, [...]

- (b) the prescribed public bodies are consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;*
- (c) adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and*
- (d) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).*

The consultation strategy for the Leeds Grenville Official Plan project sets out to exceed the minimum requirements of the *Planning Act* for formal community engagement opportunities, and provides for two sets of Public Open Houses: one set in two locations at the end of Stage One to review background information and key policy issues; and the second set at two locations at the end of Stage Two to review the Draft Official Plan. The Final Leeds Grenville Official Plan will be presented at the Statutory Public Meeting prior to the adoption of the Official Plan by Counties Council, which is targeted for late March 2015.

The following provides a summary of meetings and consultations that have been initiated or undertaken to date in order to assist in identifying key issues and policy options to be considered in the preparation of the Leeds Grenville Official Plan.

1.3.1 Aboriginal Communities

Under the *Planning Act*, planning authorities have a duty to consult Aboriginal communities as part of the development of an Official Plan. Ontario Regulation 543/06 provides that the chief of

every First Nation within one kilometre of the area affected by the Official Plan shall be circulated notice of a public meeting or open house. During the preparation of background reports in the early stages of the Official Plan project, the Counties will contact Aboriginal communities who may have an interest in the development of the Official Plan. An initial communication package will be prepared and sent by the Counties Warden, including an introduction to the project, the finalized work program and schedule, a description of the project's consultation opportunities, and a request to determine how the community would like to participate in the project process. The Province has a duty to consult responsibility, where the Province has to make a decision that may potentially impact Aboriginal Treaty Rights. MMAH engagement and consultation with Aboriginal communities is only initiated by the Province once the Official Plan adopted by Counties Council is before MMAH for approval.

1.3.2 Meetings and Consultation Events to Date

The following meetings and consultation events were held to present the background studies undertaken to date, and receive input into the key planning issues identified and the findings of the growth and settlement analysis and employment lands analysis:

- Counties Council Presentation – June 19, 2014 in Brockville
- Joint Local Municipal Council Workshops – June 18, 2014 in Kemptville and June 19, 2014 in Athens
- Stakeholder Consultation Sessions / Public Open Houses – June 24, 2014 in Athens and June 26, 2014 in Kemptville

Participants in the meetings and consultation events were invited to raise issues that require further clarification and additional matters or key areas of interest. The input from local Councils, stakeholders, and members of the public will be considered in assessing background information, and in the development of policy options for the Leeds Grenville Official Plan, in discussions with the Project Steering Committee and Counties Council.

A number of key themes emerged from the discussions and comments received, as noted below:

Managing Growth and Community Settlement Structure (further addressed in Section 4.0 and 5.0):

- Concerns regarding the accuracy of growth forecasts and population and employment projections, specifically in North Grenville;
- Consideration of the impact of the City of Kingston and the third crossing of the Cataraqui River on growth in the Counties;
- Consideration of rural estate lot subdivisions;
- Concerns over the ability of unserviced settlement areas to handle additional population growth and development; and

- Clarification regarding what it means to protect employment lands for long-term use and the types of employment uses that would be directed to those lands.

Agriculture and Rural Lands (further addressed in Section 6.0):

- Clarification regarding the designation of prime agricultural lands in the Leeds Grenville Official Plan and how lands may be added or removed from this designation; and
- Clear guidance should be provided with respect to policies for development proposed in identified mineral aggregate resource areas (i.e. bedrock resource area).

Natural Heritage, Water Resources and Natural Hazards (further addressed in Section 7.0 and 8.0):

- Watershed, surface water, and groundwater protection and lake capacity should be addressed, with reference to the Rideau Lakes Study (1992);
- Concerns regarding the potential for groundwater contamination resulting from development in unserviced villages and hamlets, and the need for long-term technical investigations including hydrogeological studies;
- Concerns regarding potential constraints on landowners related to the designation of natural heritage features, especially Provincially Significant Wetlands and woodlands; and
- Clear guidance to address development restrictions in floodplains and the designation of floodplains in local municipal official plans and Conservation Authority regulatory limits.

Transportation (further addressed in Section 10.0):

- Consideration of a Transportation Master Plan; and
- Consideration of how people move around the Counties and multi-modal transportation opportunities, rather than including active transportation (i.e. pedestrians, cyclists, transit) as a secondary consideration to vehicular transportation priorities.

Cultural Heritage (further addressed in Section 9.0):

- Consideration of policies to address archaeology, encouraging a sense of place, built heritage, and cultural heritage landscapes, as per PPS, 2014 requirements.

Coordination (further addressed in Section 11.0):

- Concerns regarding planning coordination and ensuring that planning processes are not duplicated or complicated by the addition of an upper tier official plan, as local municipal official plans will need to conform to the Leeds Grenville Official Plan and the Counties will become the approval authority for local municipal official plan amendments;
- Encouragement of economic opportunities and investment, including tourism in the Counties;
- Reflection of the diversity of the local municipalities in the Leeds Grenville Official Plan; and
- Integration of the values of the Integrated Community Sustainability Plan in the Leeds Grenville Official Plan.

1.4 Report Purpose and Format

The Official Plan Draft Background Report – Policy Options and Directions provides a policy framework and policy options as a basis to develop the Leeds Grenville Official Plan. This report is structured as follows:

- Project purpose and impetus (1.0);
- A review of the Counties strategic directions (2.0);
- An examination of Provincial policy and the legislative framework, which will assist in guiding policy development in the Official Plan (3.0);
- An examination of existing conditions and key planning issues in the Counties, and identification of policy options and recommendations which may be considered in the preparation of the Official Plan, in relation to the following key themes:
 - Managing growth (4.0);
 - Community settlement structure (5.0);
 - Countryside area, including agriculture and rural areas, and aggregate, mineral, and petroleum resources (6.0);
 - Natural heritage and water resources (7.0);
 - Natural and human-made hazards (8.0);
 - Cultural heritage (9.0);
 - Infrastructure, servicing, and transportation (10.0);
 - Planning administration, including the delegation of planning approvals (11.0); and
- A discussion of next steps in the Official Plan project (12.0).

2.0 COUNTIES STRATEGIC DIRECTIONS

The Counties have undertaken a number of initiatives which may assist in developing Official Plan policies to implement the recommendations as they relate to land use planning matters, where appropriate. These initiatives are discussed in this section and throughout this Report, where applicable, and include:

- Integrated Community Sustainability Plan, 2012
- 2013 Economic Development Report Action Plan & Strategic Alignment, February 2013
- Housing and Homelessness Plan 2014 – 2024 (see Section 4.1)

2.1 Integrated Community Sustainability Plan, 2012

The Leeds Grenville Integrated Community Sustainability Plan (ICSP) was developed to promote a sustainable approach at both the municipal and community levels, to be coordinated by the Counties as the local level of government with the broadest oversight. The ICSP is based on a vision of Leeds Grenville as a region that will “[...] sustain and foster a healthy active lifestyle, a natural environment and a diverse economy, while embracing innovation for current and future generations.” This vision is supported by seven principles related to: balancing the environment, economy, society, and culture and the impacts of decision-making; maintaining a healthy natural environment; supporting a diverse economy; supporting individual physical, mental, emotional and spiritual health through infrastructure, interactions, relationships, and services; strengthening community connections; fostering broad-based community support and engagement; and striving for continuous improvement through monitoring, accountability, engagement, transparency, and good governance.

At the County level, the ICSP outlines six priorities which are described in terms of desired achievements and an action plan and timeframe. These priorities are summarized below, as they relate to land use planning matters:

- 1.0 Major Waterways and Natural Environment** – Enhanced public awareness, improved collaboration between organizations for preservation, and improved water quality. Actions include use of the natural environment database developed in the “Sustaining What We Value” document and the consideration of relevant recommendations of the Rideau Corridor Landscape Strategy.
- 2.0 Sustainable Infrastructure** – Extending the lifespan of infrastructure and considering its lifecycle in decision-making. Actions include the use of new technologies and recycled materials for road and bridge projects and expanding or harmonizing waste management programs.
- 3.0 Economic Development** – Build upon the strengths of economic corridors, diversify the economy including “green” development, and facilitate opportunities for community

development to enhance quality of life and sense of place. Actions include updates to the Leeds Grenville Economic Development Strategic Plan, inventory industrial land, promote economic development in lower-tier Official Plans, support local opportunities for agriculture and local food production, facilitate and expand regional tourism opportunities.

- 4.0 Encourage Healthy Active Lifestyles** – Expand and/or connect trail networks and waterways, and promote trails usage and tourism. Actions include the development of a Counties trails strategy and working with regional partners to identify and expand active transportation on waterways.
- 5.0 Support Community Needs for Transit and Affordable Housing** – Explore viable transportation options and provide a range of affordable housing options to meet the needs of the Counties. Actions include conducting a transportation needs assessment and transportation feasibility study to determine the appropriate level of transit service in the Counties, completion of the Counties Affordable Housing Plan and supporting local municipalities in implementing policies to promote affordable housing, including secondary suites.
- 6.0 Carbon Footprint and Greenhouse Gas Emission** – Reducing the greenhouse emissions and carbon footprint for Counties operations and meeting the *Green Energy Act* requirements for Energy Conservation and Demand Management Plans. Actions include developing Energy Conservation and Demand Management Plans and implementing solutions, developing a park plan for Sandy Bay County Park, implementing a forest management plan for Limerick Forest and practicing forest management for other Counties properties, if appropriate.

In addition to the above County-level priorities, the ICSP contains individual actions plans for the member municipalities. Progress related to ICSP initiatives will be tracked through a monitoring program that includes reports on the implementation of local municipal action plans, and the tracking of a series of sustainability indicators detailed in the Plan.

2.2 2013 Economic Development Report Action Plan and Strategic Alignment

The 2008 United Counties of Leeds and Grenville Economic Development Action Plan recognized the importance of the creation of a regional Economic Development Office to provide a strategic approach for the delivery of economic development directions and action plans in the Counties and the member municipalities. The 2013 Economic Development Report Action Plan and Strategic Alignment (Action Plan) is intended to align the Counties resources to work closely with local businesses, finalize its investment readiness toolkit, build upon corridor / cluster opportunities, and further develop investor outreach. The Action Plan is organized under seven goals and associated actions to be implemented from 2013 – 2016. The goals and any actions that relate directly to land use planning matters are highlighted below:

Goal 1: Maintain and Build Economic Readiness

- Re-engage with member municipalities for mutual updates on economic plans and projects;
- Economic Development Summit and Leadership Forum;
- Complete the investment readiness toolkit; and
- Update the Counties regional profile to include a competitive economic analysis, investment/opportunities gap analysis, and identification of emerging clusters.

Goal 2: Implement Strategy for Retention and Expansion of Existing Businesses

- Consider provincial and federal funding programs for business retention and expansion;
- Complete an assessment for cold storage facility needs for the agriculture sector; and
- Complete a consultant-based business retention and expansion program for the chemical/bio-products sector.

Goal 3: Take a Leadership Role in the Development of Tourism

- Develop a regional tourism strategy to promote regional assets including the 1000 Islands, St. Lawrence River, and the Frontenac Arch Biosphere Reserve and Rideau Canal UNESCO sites.

Goal 4: Create Entrepreneurial Development Strategy

- Complete a formal strategy for connecting entrepreneurship programming organizations, school boards and post-secondary institutions.

Goal 5: Develop and Support Business Attraction Opportunities

- Increase involvement with Ontario East Economic Development Commission;
- Support the Port of Prescott in exploring new market opportunities and consider the development of an intermodal transportation hub; and
- Leverage new domestic and foreign investment occurring in the region.

Goal 6: Support Area Redevelopment, Community Development & Quality of Life

- Support local municipalities in developing their unique sense of place; and
- Develop a regional trails strategy to support a healthy active lifestyle.

Goal 7: Implement a Strategic Marketing Approach

- Expansion of the Counties website and the development of marketing tools including an e-newsletter, social media, regional guide, local advertising and event partnerships.

The Action Plan will have a monitoring program that includes reporting on implementation and tracking metrics.

3.0 PROVINCIAL PLANS, POLICY AND LEGISLATION

In multi-tiered municipalities, both upper-tier and lower-tier Official Plans provide planning direction under the Provincial framework, which is established in primary documents produced by the Province of Ontario. The *Planning Act* establishes the Provincial land use policy regime. The Provincial Policy Statement (PPS) is issued under Section 3 of the *Act*, and requires that municipalities be “consistent with” its policies when exercising planning authority. As no current upper-tier Official Plan exists in the Counties, planning is primarily undertaken by the lower-tier municipalities, where the Province is the Approval Authority.

The new Leeds Grenville Official Plan will provide high-level direction for planning matters of County significance, and will reflect Provincial directions and the planning frameworks established in local municipal Official Plans. The Ministry of Municipal Affairs and Housing is the approval authority for the Leeds Grenville Official Plan.

3.1 Planning Act

The *Planning Act* provides the fundamental framework for land use planning in Ontario, and governs the overall direction for Official Plans. The mandatory contents of an Official Plan are detailed in Section 16 (1) of the *Act* as follows:

- a. *goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization; and*
- b. *such other matters as may be prescribed. 2006, c. 23, s. 8.*

The *Planning Act* also requires that the council of a municipality, a local board, a planning board, and the Ontario Municipal Board, “shall have regard to” a number of matters of Provincial interest, when carrying out their responsibilities under the *Act*. The matters of Provincial interest are identified in Section 2 of the *Act*, as follows:

- a. *the protection of ecological systems, including natural areas, features and functions;*
- b. *the protection of the agricultural resources of the Province;*
- c. *the conservation and management of natural resources and the mineral resource base;*
- d. *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e. *the supply, efficient use and conservation of energy and water;*
- f. *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

- g. the minimization of waste;*
- h. the orderly development of safe and healthy communities;*
- h.1. the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j. the adequate provision of a full range of housing, including affordable housing;*
- k. the adequate provision of employment opportunities;*
- l. the protection of the financial and economic well-being of the Province and its municipalities;*
- m. the co-ordination of planning activities of public bodies;*
- n. the resolution of planning conflicts involving public and private interests;*
- o. the protection of public health and safety;*
- p. the appropriate location of growth and development; and*
- q. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*

The *Planning Act* also provides guidance to upper-tier municipalities regarding their planning function, where an upper-tier Official Plan is in place. As per Section 15 of the *Act*, the council of an upper-tier municipality, on such conditions as may be agreed upon with the council of a lower-tier municipality, may,

- a. assume any authority, responsibility, duty or function of a planning nature that the lower-tier municipality has under this or any other Act; or*
- b. provide advice and assistance to the lower-tier municipality in respect of planning matters generally. 2002, c. 17, Sched. B, s. 4.*

Where an approved upper-tier Official Plan is in place, the upper-tier municipality is the approval authority for lower-tier Official Plans. Lower-tier Official Plans are required to conform to the upper-tier Official Plan.

3.2 Provincial Policy Statement, 2014

The Leeds Grenville Official Plan will also implement the policies of the Provincial Policy Statement, 2014 (PPS), which came into effect on April 30, 2014. As part of Ontario's policy-led planning system, the PPS is issued under Section 3 of the *Planning Act* and sets the policy foundation for regulating the use of land and development. Municipalities are required to be "consistent with" PPS policies in exercising their authority on planning matters and establishing Official Plan policies, including the designation of land uses.

3.2.1 Planning Principles and Policies

The PPS is organized under three principles with supporting policies:

- 1.0 Building Strong Communities** – Efficient land use and development patterns that support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.
- 2.0 Wise Use and Management of Resources** – Conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.
- 3.0 Protecting Public Health and Safety** – Directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

These principles and associated Provincial policies are further elaborated and interpreted as they relate to the Counties planning issues in Section 4 of this Report.

3.2.2 Upper-Tier Planning Responsibilities

The PPS also outlines responsibilities for upper-tier municipalities in undertaking their planning functions. These consist primarily of the implementation of Provincial Plans and policies at a County level, while ensuring a coordinated, integrated and comprehensive planning approach amongst the local municipalities for dealing with planning matters that cross municipal boundaries. This coordinated approach should have consideration for (S. 1.2.1):

- a. managing and/or promoting growth and development;*
- b. economic development strategies;*
- c. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;*
- d. infrastructure, electricity general facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems;*
- e. ecosystem, shoreline and watershed, and Great Lakes related issues;*
- f. natural and human-made hazards;*
- g. population, housing and employment projections, based on regional market areas; and*
- h. addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.*

Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall (S. 1.2.4):

- a. *identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist;*
- b. *identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;*
- c. *identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;*
- d. *where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and*
- e. *identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.*

3.3 Conservation Authorities Jurisdiction and Regulations

In response to concerns regarding the management of natural resources, erosion and flooding, the *Conservation Authorities Act* (1946) established Conservation Authorities (CAs) as local agencies with the power to administer the *Act's* associated regulations within geographic jurisdictions based on the watersheds in Ontario.

Under Section 28 of the *Act*, CAs are given regulatory authority within their jurisdictions, as outlined in the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation for each CA. This Regulation allows CAs to:

- Restrict and regulate the use of water in or from rivers, streams, inland lakes, ponds, wetlands and natural artificially constructed depressions in rivers or streams;
- Prohibit, regulate or provide permission for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, watercourse or changing or interfering in any way with a wetland; and
- Prohibit, regulate or provide permission for development of the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land.

Three CAs have jurisdiction within the Counties, including:

- Cataraqui Region Conservation Authority, Ontario Regulation 148/06 of May 4, 2006, which falls within the boundaries of 5 municipalities: Athens, Elizabethtown-Kitley, Front of Yonge, Leeds and the Thousand Islands, Rideau Lakes;

- Rideau Valley Conservation Authority, Ontario Regulation 174/06 of May 4, 2006, which falls within the boundaries of 7 municipalities: Athens, Augusta, Elizabethtown-Kitley, Merrickville-Wolford, North Grenville, Rideau Lakes, and Westport; and
- South Nation Conservation Authority, Ontario Regulation 170/06 of May 4, 2006, which falls within the boundaries of 4 municipalities: Augusta, Edwardsburgh/Cardinal, Elizabethtown-Kitley, and North Grenville.

The Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations also complement implementation activities related to the *Planning Act* and PPS. The PPS provides land use planning policy guidance on matters related to natural hazards and requires that natural hazards are identified in the planning process so that the appropriate restrictions can be implemented. The PPS must be referenced when an application under the *Planning Act* is considered, such as consent to sever, a subdivision plan, or a comprehensive Official Plan amendment. In cases where a *Planning Act* application is not required, the PPS cannot be applied; in these cases, natural hazard management is implemented through the *Conservation Authorities Act* and its approval process.

3.3.1 Clean Water Act

The Province introduced the *Clean Water Act* (CWA) to protect existing and future sources of municipal drinking water, including the contamination and depletion of ground water and surface water.

Under the CWA, decisions under the *Planning Act* and the *Condominium Act* shall conform:

- a. *with significant threat policies and designated Great Lakes policies set out in the source protection plan; and*
- b. *have regard to other policies set out in the source protection plan.”* (CWA s. 39(1)).

The CWA also states that the source protection plan prevails in the case of conflict between a) significant threat policy or designated Great Lakes policy set out in the source protection plan; and, b) an official plan; c) a zoning by-law; or d) subject to subsection (4), a policy statement issued under section 3 of the *Planning Act*.

The CWA and its associated regulations provide the legislative foundation for drinking water source protection planning and the creation of source protection plans. CAs are responsible for conducting technical studies that are being used to develop source water protection plans for their watershed. Source Water Protection Committees have been formed to undertake the technical studies for Source Protection Regions, including potential development constraints upon wellhead protection areas.

The following committees are working on the Source Protection Regions within the Counties, and include members from the municipal, economic, and public sectors, including environmental associations:

- Cataraqui Source Protection Committee, formed by the Cataraqui Region Conservation Authority, Loughborough Lake Association and Wolfe Island Environmental Association;
- Mississippi-Rideau Source Protection Committee formed by the Mississippi Valley and Rideau Valley Conservation Authorities; and
- Raisin-South Nation Source Protection Committee formed by the Raisin Region and Mississippi Valley Conservation Authorities.

The Counties fall under three different Source Protection Regions in which the various Conservation Authorities in the Counties operate. The Cataraqui Source Protection Area covers the western area of the Counties. The Mississippi-Rideau Source Protection Region covers much of the northern and central areas, and the Raisin-South Nation Source Protection Region covers the east area of the Counties.

4.0 MANAGING GROWTH

4.1 Provincial Policy Directions

Provincial policy directs how growth is to be managed through the policies of the Provincial Policy Statement, 2014 (PPS).

The PPS contains numerous policies detailing the manner in which communities will grow, and the form this growth will take. The PPS promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term, by accommodating an appropriate range and mix of uses that foster the creation of complete communities (S. 1.1).

The policies are designed to promote long-term financial well-being, the protection of the natural environment, and the social well-being of Ontario residents. The PPS directs growth away from sensitive environmental features, agricultural lands, and areas of significant natural resources. Growth should be accommodated through the intensification and redevelopment of existing urban areas and through outward urban expansions, only at the time of a municipal comprehensive review, in accordance with the PPS. There are also policies that develop targets for the amount of land that needs to be available for housing growth.

The PPS (S. 1.1.3.8) provides guidance with respect to the expansion of settlement areas which must be supported through a comprehensive review, as follows:

“A planning authority may only identify a new settlement area or allow the expansion of a settlement boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) *sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) *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;*
- c) *in prime agricultural areas:*
 - i. *the lands do not comprise specialty crop areas;*
 - ii. *alternative locations have been evaluated, and*
 - *there are no reasonable alternatives which avoid prime agricultural areas; and*
 - *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) *the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*

- e) *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.*

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.”

A comprehensive review is defined as:

- a) *“for the purposes of policies 1.1.3.8 and 1.3.2.2, 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:*
 - 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 or development; and determines how best to accommodate the development while protecting interests;*
 - 2. *utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;*
 - 3. *is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;*
 - 4. *confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;*
 - 5. *confirms that sewage and water services can be provided in accordance with policy 1.6.6; and*
 - 6. *considers cross-jurisdictional issues.*
- b) *for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:*
 - 1. *addresses long-term population projections, infrastructure requirements and related matters;*
 - 2. *confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2; and*
 - 3. *considers cross-jurisdictional issues.*

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.”

Where a settlement area expansion is proposed, the comprehensive review requirements of Section 1.1.3.8 of the PPS must be satisfied. A comprehensive review may be undertaken as part of the Leeds Grenville Official Plan program, or through a subsequent review of the Official Plan. A comprehensive review would also require coordination amongst the local municipalities, where a settlement area expansion is proposed.

4.1.1 Local Municipal Official Plans

The local municipal official plans of the Counties' member municipalities provide policy directions for growth and development, and include the following common themes and policies:

COMMON THEMES / POLICIES

- Policies direct the majority of growth to occur in settlement areas, particularly on municipal services, where available. Rural settlement areas are intended to function as local service centres for the rural areas.
- Some official plans provide population and employment growth forecasts over the planning horizon.
- Some official plans provide policies for considering expansions to the settlement area boundaries.
- Some official plans provide policies that encourage a mix of housing types and densities. However, in some municipalities it is recognized that higher density developments may be better suited in more urban and municipally serviced communities.
- Some official plans provide policies that encourage the provision of affordable housing.
- Some official plans provide policies that seek to maintain a minimum residential supply of land for housing.
- Some official plans provide policies for the accommodation and development of seasonal residences.
- Official Plans also provide policies which support economic development, and identify employment opportunities in sectors such as research and development, green technologies, agriculture and agri-tourism, education and health care, and tourism.

4.2 Growth and Settlement Analysis

In collaboration with MMM Group Limited, Hemson Consulting Limited have conducted a Growth and Settlement Analysis, which included the preparation of Counties-wide population, housing and employment forecasts, examined growth and trends at the local municipal level and distributed forecast growth to Leeds Grenville local municipalities to provide a basis for planning under the forthcoming Leeds Grenville Official Plan.

Recommendations are made for managing growth and change in the Counties in a manner consistent with Provincial policy and responsive to the diverse characteristics and priorities of Leeds Grenville local municipalities. The growth forecasts have been prepared and distributed

to Leeds Grenville local municipalities in a manner consistent with the PPS, 2014 which articulates the Province's direction on land use planning and managing urban and rural growth and development.

The Growth and Settlement Analysis was originally presented in two reports. The Draft Phase One Growth and Settlement Analysis (May 2, 2014) presented Counties-wide growth and forecasts; the Draft Phase Two Growth and Settlement Analysis (June 4, 2014) presented growth distribution to the local municipalities.

The Municipality of North Grenville has expressed concerns that the population and employment forecasts and associated growth allocations to local municipalities prepared by Hemson and presented in the Draft Phase Two report do not reflect the municipality's own projections in their local OP update (2009). In response to these concerns, the Consultant team revisited the background data provided by North Grenville and the analysis of land supply in the Counties. Hemson Consulting has prepared a revised and consolidated Growth and Settlement Analysis (August 6, 2014) with refined projections and growth allocations. However, policy recommendations and the conclusion that there is sufficient designated land supply Counties-wide and within each member municipality to accommodate future growth in housing and employment are consistent with the original Draft Phase Two report. A summary of the consolidated Growth and Settlement Analysis is presented below.

4.2.1 Counties-wide Growth Forecast

Recent population growth in the Counties has been modest, largely as a result of an aging population. This will have important implications for planning in Leeds Grenville. Housing growth has been outpacing population growth owing to declining average household size, a result of an aging population. Employment declined in the Counties over the 2006-2011 period, a result of the recent recession and a shift away from manufacturing in eastern Ontario and throughout the Province.

While generally stable, the growth in population and housing that has been occurring in Leeds Grenville is largely tied to its location within the Ottawa region. Ottawa-related growth has caused increased development activity particularly in the north eastern part of the Counties. As the Ottawa Region continues to grow rapidly, Leeds Grenville is anticipated to continue to see growth in commuter-based housing. However, recent trends suggest all municipalities surrounding Ottawa in eastern Ontario (i.e. Clarence-Rockland and Russell) and Quebec (i.e. Cantley and Val-des-Montes) are drawing on Ottawa-related growth, many to a greater extent than Leeds Grenville, as further discussed in the consolidated Growth and Settlement Analysis.

Counties-wide growth forecasts were prepared using Hemson's well-established forecast modeling techniques based on Provincial forecasting and planning policy guidelines and rooted in the broader economic and demographic outlook for the Province and eastern Ontario. This is

combined with a locally-based economic and demographic outlook that takes account of local conditions. The key local conditions are the stability of most of the Counties but with Ottawa-related growth in North Grenville, Merrickville-Wolford and Edwardsburgh/Cardinal. Three forecast scenarios were prepared incorporating varied assumptions about the Counties future economic outlook – a low, reference and high growth scenario – based on varying levels of future in-migration to the Counties. The reference scenario represents the most likely outcome and an appropriate basis for planning in Leeds Grenville.

The Counties-wide forecast results indicate moderate growth in population over the 2011 to 2031 horizon. Housing growth is anticipated to out-pace population due to declining average household size. Leeds Grenville is anticipated to experience a slow recovery from the recent recession to 2016, followed by a decline in employment as the aging population results in a smaller working age population. The net effect is that employment in the Counties is forecast to remain relatively stable, growing moderately over the 2011 to 2031 horizon.

4.2.2 Local Municipal Forecasts and Allocations

The Counties-wide growth forecasts were allocated to each of the ten Leeds Grenville local municipalities to be used as a basis for planning. The distribution of forecast growth to the local municipalities is based on a combination of local factors including: local planning policy; historic and recent growth trends; market demand; and the capacity to accommodate growth from land supply and servicing perspectives. Key considerations in this regard include the following:

- The distribution of recent growth in permanent population and housing within Leeds Grenville has been strongly influenced by the City of Ottawa, proximity to which has contributed to high levels of growth in North Grenville relative to other local municipalities.
- Proximity to natural amenities also has an influence on housing demand in the Counties, with seasonal housing growth an important planning consideration for many Leeds Grenville local municipalities, most notably in Rideau Lakes and Leeds and the Thousand Islands, where seasonal / vacant units comprise over 20% of the total housing stock. The share of housing not occupied by usual residents has declined in recent Census periods, suggesting a higher incidence of conversions from seasonal units to permanent housing.
- All local municipalities have been experiencing net out-commuting, largely to job opportunities in the partner municipalities of Brockville, Kingston, Ottawa and the United Counties of Stormont, Dundas and Glengarry. Out-commuting of Leeds Grenville residents is anticipated to continue over the 2011 to 2031 forecast horizon.
- The extent of commutersheds relative to employment opportunities is an important consideration in the forecasts and represents a key determinant of the distribution of future population and housing growth within the Counties.
- The designated land supply available to accommodate future growth in housing and employment is sufficient Counties-wide and within each local municipality, meaning there is no need to consider settlement area boundary expansions at this time. Servicing capacity places limits on growth for many local municipalities. The reserve servicing capacity of local

municipalities which have settlement areas with full municipal services is being confirmed by the Counties.

A summary of growth forecast results by member municipality is provided in **Exhibit 4-1** to **Exhibit 4-3**.

Exhibit 4-1: Historical and Forecast Total Population by Member Municipality, 2006-2031

Historical & Forecast Total Population by Member Municipality United Counties of Leeds Grenville, 2006-2031						
Municipality	Total Population				2011-2031	
	2006	2011	2021	2031	Net Change	Growth Rate
Athens	3,190	3,195	3,220	3,240	45	1.4%
Augusta	7,755	7,615	7,720	7,820	205	2.7%
Edwardsburg/Cardinal	6,910	7,130	7,470	7,700	570	8.0%
Elizabethtown-Kitley	10,535	9,965	9,960	10,010	45	0.5%
Front of Yonge	2,895	2,745	2,790	2,830	85	3.1%
Leeds & The Thousand Islands	9,745	9,505	9,770	9,990	485	5.1%
Merrickville-Wolford	2,960	2,920	3,010	3,100	180	6.2%
North Grenville	14,665	15,455	17,150	19,340	3,885	25.1%
Rideau Lakes	10,690	10,460	10,900	11,220	760	7.3%
Westport	665	645	680	710	65	10.1%
Leeds Grenville	70,010	69,635	72,670	75,960	6,325	9.1%

Exhibit 4-2: Historical and Forecast Occupied Housing Units by Member Municipality, 2006-2031

Historical & Forecast Occupied Housing Units by Member Municipality United Counties of Leeds Grenville, 2006-2031						
Municipality	Occupied Housing Units				2011-2031	
	2006	2011	2021	2031	Net Change	Growth Rate
Athens	1,115	1,180	1,220	1,240	60	5.1%
Augusta	2,770	2,860	2,980	3,050	190	6.6%
Edwardsburg/Cardinal	2,650	2,815	3,060	3,210	395	14.0%
Elizabethtown-Kitley	3,605	3,625	3,760	3,840	215	5.9%
Front of Yonge	1,060	1,035	1,100	1,140	105	10.1%
Leeds & The Thousand Islands	3,650	3,700	3,940	4,100	400	10.8%
Merrickville-Wolford	1,125	1,115	1,220	1,290	175	15.7%
North Grenville	5,250	5,700	7,080	8,150	2,450	43.2%
Rideau Lakes	4,165	4,220	4,560	4,770	550	13.0%
Westport	325	325	350	370	45	13.8%
Leeds Grenville	25,715	26,575	29,270	31,160	4,585	17.3%

Exhibit 4-3: Historical and Forecast Total Place of Work Employment by Member Municipality, 2006-2031

Historical & Forecast Total Place of Work Employment by Member Municipality United Counties of Leeds Grenville, 2006-2031						
Municipality	Total Employment				2011-2031	
	2006	2011	2021	2031	Net Change	Growth Rate
Athens	890	910	950	890	(20)	-2.2%
Augusta	1,240	1,130	1,170	1,100	(30)	-2.7%
Edwardsburg/Cardinal	1,280	1,390	1,470	1,390	-	0.0%
Elizabethtown-Kitley	3,670	2,580	2,680	2,500	(80)	-3.1%
Front of Yonge	520	530	550	510	(20)	-3.8%
Leeds & The Thousand Islands	1,790	1,860	1,960	1,840	(20)	-1.1%
Merrickville-Wolford	1,190	910	980	900	(10)	-1.1%
North Grenville	4,520	5,270	5,730	5,690	420	8.0%
Rideau Lakes	1,620	1,620	1,720	1,630	10	0.6%
Westport	720	320	330	310	(10)	-3.1%
Leeds Grenville	17,440	16,520	17,540	16,760	240	1.5%

4.2.3 Growth and Settlement – Key Issues and Policy Options

As a result of the Growth and Settlement Analysis summarized above, the following policy options are presented for consideration by the Counties in the development of a Leeds Grenville Official Plan that is consistent with the PPS, 2014:

- Based on the level of population, housing and employment growth anticipated for Leeds Grenville local municipalities and the results of the land supply review and capacity analysis, the available land supply to accommodate growth is adequate and no need for the designation of additional lands for urban development has been identified. It is recommended that the Counties work in consultation with the local municipalities to annually monitor development and land supply absorption and maintain a Counties-wide land budget to ensure an appropriate supply.
- Most residential growth should be directed to urban settlement areas where municipal services are available. Suitable lands for development within existing designated areas will depend on the availability of municipal water supply, sanitary and storm sewers, and parkland.
- The provision of apartment-style units, even within small settlements areas, should be considered to ensure long-term housing affordability for the aging population. Full consideration of longer-term objectives for compact development and the creation of complete communities should be addressed in contemplating the desirability of any proposed development.
- The PPS now includes latitude for municipalities to consider communal servicing, which may provide some additional opportunities for growth in more rural settlement areas. Consideration of targeted areas for increased tourism and amenity residential development on communal services is recommended.

Local municipalities, through their local official plans, will be responsible for distributing growth within their own settlement areas in a manner consistent with Provincial and Counties' policy. The diverse geographic, settlement type and housing market characteristics and varied growth expectations of Leeds Grenville local municipalities highlight the importance of flexibility in Counties and local planning, in order to support Provincial policy objectives in a manner that is sensitive to unique characteristics, growth drivers and priorities at the local level.

- In North Grenville for example, high housing demand for commuters may necessitate a greater policy emphasis on intensification and compact development.
- For Elizabethtown-Kitley, economic development and the protection and enhancement of employment lands may be a high priority.
- Westport may benefit from policies for strengthening local tourism and attracting older aged migrants through retirement-oriented residential development.
- For some communities, attracting growth will be an important policy driver, while for many local municipalities, maintaining rural character is a high priority.

- For many local municipalities, support for a more diversified agricultural economy should be considered, according to the broader uses allowed in the PPS. The potential for more on-farm value-added uses may improve the economic outlook for farming communities within the Counties.

The development of official plan policy that recognizes and is responsive to the diversity of Leeds Grenville local municipalities will be key to establishing and achieving a shared vision the future of growth and development in the Counties.

In their review of the consolidated Draft Growth and Settlement Analysis (July 11, 2014), the Municipality of North Grenville reiterated concerns with the differences between their local growth management strategy (population and employment forecasts) and that which is being recommended by Hemson. It is proposed that these concerns would be best addressed through a combination of policies in the Leeds Grenville Official Plan, rather than through changes to Hemson's growth projection methodology. It is proposed that the Leeds Grenville Official Plan include policies to:

- Address requirements for lower-tier conformity with the upper-tier Leeds Grenville Official Plan;
- Acknowledge local growth management regimes;
- Acknowledge uneven growth across the Counties which tends to be vastly higher in local municipalities within commuting distance to Ottawa. The Official Plan should identify this issue as a circumstance to be closely monitored and reflected upon at the time of the 5-year Official Plan review; and
- Address the need for any Counties or locally-initiated comprehensive reviews related to urban boundary adjustments to reflect the Counties growth management regime and uneven growth across the Counties.

In moving forward with the development of the Draft Leeds Grenville Official Plan, the Project team will continue to work with the local municipalities and the Municipality of North Grenville, in particular, to develop a police framework to address any concerns regarding growth projections and allocations and the Counties growth management regime that are being recommended by Hemson.

4.3 Employment Lands Supply Analysis

The Employment Lands Supply Analysis completed as part of the Official Plan project identifies Leeds Grenville's employment lands requirements under the PPS, 2014. It assesses whether Leeds Grenville has a sufficient supply of employment area lands, in terms of quantity, quality and geographic distribution, to meet its growth needs to 2036 and beyond.

The PPS defines Employment Areas as, "those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing,

offices, and associated retail and ancillary facilities”. These types of employers generally require larger, ground-oriented, fully-serviced, land holdings with convenient access to high capacity transportation connections, such as highways. Typical uses include: manufacturing and distribution; warehousing; research and development; commercial, institutional; and accessory retail. In some cases, employment areas also host major office as well as ancillary retail, community facilities and places of worship.

The Analysis does not address retail, community facilities and places of worship as they are predominantly population-related uses, the land needs of which are already accommodated in normal planning processes. Office uses are also excluded, as virtually all such employment in the local municipalities is population-serving and related to public administration or institutional uses and located outside of clustered employment areas. The Analysis focuses on information relevant to assisting Leeds Grenville to plan for regionally-significant employment areas. It also considers Highway Commercial designations at a high-level recognizing that while a subset of clustered industrial growth may locate in these areas, they are primarily intended to accommodate large format retail commercial development and not for the protection of employment areas-related growth needs as defined in the PPS.

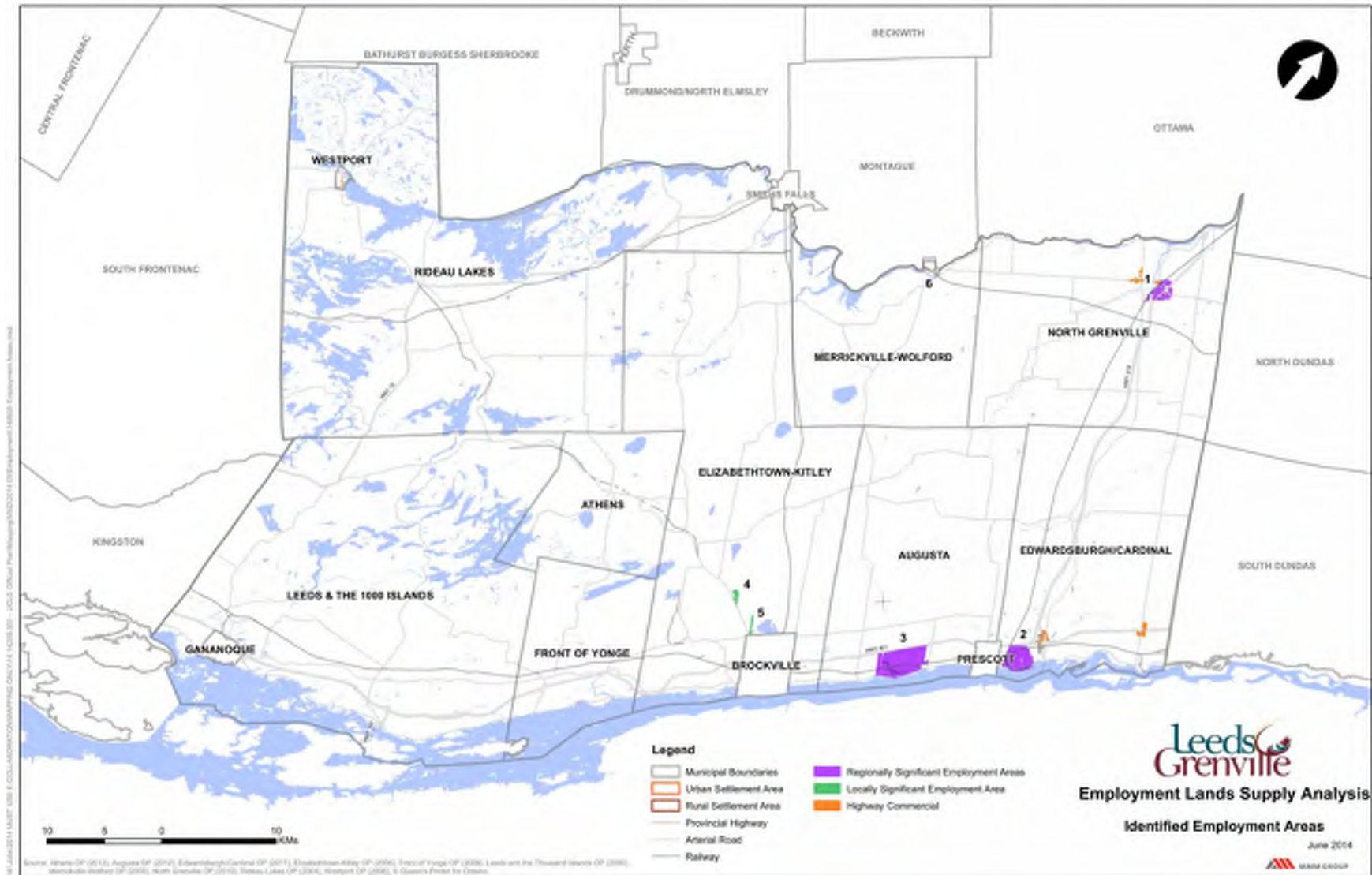
4.3.1 Employment Areas Land Supply

The local municipal official plans designate a combined total of six specific employment areas, which are intended to support and accommodate the majority of clustered industrial growth, within their respective municipalities. Leeds Grenville’s designated employment areas are located in five of its ten local municipalities, with additional Highway Commercial lands located in four of the local municipalities in which limited employment area-type uses may also locate, as illustrated in **Exhibit 4-4**.

The remaining land in the designated employment areas and Highway Commercial areas was divided into: vacant parcels based on Municipal Property Assessment Corporation (MPAC) property codes; and potentially underutilized parcels. Potentially underutilized parcels were identified on the basis of selected occupied MPAC parcel codes (typically farm and single detached residential parcels), parcel size and zoning permissions through desktop GIS review. All parcels subject to development applications were excluded.

The vacant supply represents a reliable, but conservative measure of lands available for development. The potentially underutilized land supply, while a less reliable measure, provides an indication of the supply associated with the hypothetical redevelopment of lands that are currently used for other purposes. Taken together, these measures provide useful information for sensitivity analysis.

Exhibit 4-4: Identified Clustered and Designated Industrial and Business Parks



Designated Employment Area Supply

Exhibit 4-5 provides the total size of the employment areas as well the remaining supply of lands in gross and adjusted terms. The adjusted supply figures remove lands overlapping mapped natural heritage considerations and apply Hemson’s assumptions for calculating net developable area, which remove lands required for infrastructure roads and servicing (-20%) as well as systemic vacancy (-10%).

Exhibit 4-5: Remaining Land Supply in Designated Employment Areas

Type	Cluster	Municipality	Total Size (ha)	Gross Supply (ha)			Adjusted Supply (ha)		
				Vacant	Potentially Underutilized	Combined	Vacant	Potentially Underutilized	Combined
Reg.	1	North Grenville	204.6	81.2	42.0	123.3	35.2	20.6	55.8
Reg.	2	Edwardsburgh /Cardinal	465.7	288.1	33.6	321.7	71.3	5.4	76.7
Reg.	3	Augusta	910.8	290.2	26.4	316.6	75.1	14.7	89.7
Local	4	Elizabethtown-Kitley	46.3	28.4	0.00	28.4	18.7	0.00	18.7
Local	5	Elizabethtown-Kitley	31.3	1.0	0.00	1.0	0.6	0.00	0.6
Local	6	Merrickville -Wolford	2.3	0.3	0.00	0.3	0.2	0.00	0.2
Total			1,661.0	689.2	102.0	791.3	201.1	40.7	241.7

Combined Supply

The combined supply represented in designated employment areas *and* designated Highway Commercial areas is summarized in **Exhibit 4-6**. The supply of Highway Commercial areas was significantly smaller than that found in the designated employment areas, and is consistent with these lands representing a hypothetical secondary supply that is more likely to be consumed for non-employment area type development.

Edwardsburgh/Cardinal and Augusta have the largest adjusted supplies of vacant and combined (vacant + potentially underutilized) land with a sizeable amount available in North

Grenville and a much smaller amount in Elizabethtown-Kitley. Supplies in Merrickville-Wolford and Westport were nominal.

Exhibit 4-6: Remaining Supply in Designated Employment Areas and Designated Highway Commercial Areas

Municipality	Total Size (ha)	Gross Supply (ha)			Adjusted Supply (ha)		
		Vacant	Potentially Underutilized	Combined	Vacant	Potentially Underutilized	Combined
North Grenville	280.2	98.1	45.4	143.5	44.9	23.1	68.0
Edwardsburgh/Cardinal	576.5	357.2	36.3	393.5	93.3	6.9	100.2
Augusta	910.8	290.2	26.4	316.6	75.1	14.7	89.8
Elizabethtown-Kitley	77.5	29.4	0.0	29.4	19.3	0.0	19.3
Merrickville-Wolford	10.6	2.0	0.0	2	1.4	0.0	1.4
Westport	14.6	3.2	0.0	3.2	2.3	0.0	2.3
Total	1870.2	780.1	108.1	888.2	236.3	44.7	281

4.3.1.1 Designated Employment Area Characteristics

Three of the designated employment area clusters were identified to be regionally significant as they possessed the most marketable characteristics in Leeds Grenville in terms of strategic location to transportation infrastructure, available quantity and size profile of developable lands and servicing and adjacency to the separated partner municipalities. These clusters were located in North Grenville, Edwardsburgh/Cardinal and Augusta.

Clusters 1 and 2, in North Grenville and Augusta, were considered to be the most marketable and ‘shovel-ready’, as serviced lands are available. While North Grenville did not have any parcels over 10 ha in size available, the other two regionally significant clusters had a full-range of lot sizes available. While Clusters 4, 5, and 6, were designated in the local municipal official plans as Industrial and Business park, their smaller geographic size and position away from 400-series highways and major market corridors qualified them as locally-oriented rather than likely to accommodate industrial uses of a broader regional significance. It was recognized,

however, that Clusters 4 and 5 represent an important corridor connecting Brockville to Smiths Falls and the west side of Ottawa.

A profile of the supply characteristics in each of the designated employment areas is provided below. Employment supply areas are further illustrated in **Appendix B**.

Cluster 1 - North Grenville

This cluster in Kemptville was identified as a regionally significant employment area. The overall employment area, designated either Economic Enterprise or Industrial, is approximately 204.6 designated ha in size, which is sufficient to permit agglomeration effects. Highway 416 traverses through the middle of the cluster, which provides connections to the Ottawa area. The surrounding land uses include residential to the west and rural to the east. The entirety of the cluster was located within the North Grenville Urban Service Area. Outdoor storage is permitted, if screened appropriately.

Approximately 37% of the overall area overlaps mapped natural heritage considerations, however, 35.2 ha of adjusted vacant and 20.6 ha of adjusted potentially underutilized supply were identified by the Analysis across a generally wide lot size profile. No available larger lots were identified however over 10 ha in size.

Cluster 2 - Edwardsburgh/Cardinal

This cluster along the St. Lawrence River, near the settlement area of Johnstown which contains Leeds Grenville's deep water port, is identified as a regionally significant employment area. The overall employment area, designated Industrial Park, is approximately 465.7 ha in size, which is sufficient to permit agglomeration effects. The smaller settlement of New Wexford is located to the west. The cluster was also located along Highway 401, near the Highway 401 and Highway 416 interchange. Many active and inactive rail corridors traverse the area. To the west of the cluster is the Town of Prescott which is a large center. The cluster is also located in proximity to the Ogdensburg-Prescott International Bridge, providing access to American markets. The surrounding land uses are rural in nature. Servicing is also available and outdoor storage is permitted. Large scale retail is also permitted.

Approximately 52% of the cluster overlaps mapped natural heritage considerations, however, approximately 72 ha of adjusted vacant and 5.4 ha of adjusted potentially underutilized supply remain available across a wide lot size profile. Additionally, a total of 66.4 ha of vacant supply, exclusive of lands that overlap mapped natural heritage considerations, were identified on three parcels in the cluster that are greater than 10 ha in size. These parcels may provide future subdivision flexibility in order to better meet market demand.

An existing manufacturing and transportation and warehousing cluster is already located in the cluster, which includes Greenfield Ethanol, Prysmian Power Cables and Systems Ltd. and Travelers Transportation.

Cluster 3 - Augusta

This cluster, located along Highway 401 and the St. Lawrence River, was identified as a regionally significant employment area. The overall employment area, designated as Industrial District in the local municipal official plan is approximately 910.83 ha, which is sufficient to permit agglomeration effects. The cluster is centrally located between the City of Brockville and the Town of Prescott. The settlement areas of Riverview Heights and Maitland are located to the east and west of the cluster, respectively. This employment area is not serviced, and open storage is permitted.

Approximately 41% of the cluster overlaps mapped natural heritage considerations, however, 75.1 ha of vacant adjusted and 14.7 ha of potentially underutilized supply remain available across a wide lot size profile over 1 hectare in size. Additionally, a total of 88.1 ha of vacant supply, exclusive of lands that overlap mapped natural heritage constraints, were identified on five parcels in the cluster that were greater than 10 ha in size. These parcels may provide future subdivision flexibility in order to better meet market demand.

An advanced manufacturing cluster already exists within it, with tenants that include Invista Canada, Dyno Nobel Nitrogen and Dupont Canada, amongst others.

Clusters 4 & 5 – Elizabethtown-Kitley

Clusters 4 and 5 are located along County Road 29, which was identified as a growth corridor in the local municipal official plan connecting to Brockville. The clusters are physically separated by the settlement area of Tincap. Both clusters are designated as Industrial-Business and have primarily industrial uses with some commercial, agricultural and residential uses. Lot development is on private well and septic systems and open storage is permitted in the designation.

Cluster 4 is adjacent to the Spring Valley settlement area and a portion of the cluster falls within the Brockville Municipal Airport height restriction limit. Surrounding land uses include natural heritage and rural. Cluster 4 is approximately 46.3 ha, of which 5% overlaps natural heritage considerations. Cluster 5 abuts commercial uses to the west and the Mac Johnson Wildlife Area to the east. The cluster is approximately 31.3 ha, of which 32% overlaps mapped natural heritage considerations. The overall area of both Clusters, even when combined, may pose challenges for encouraging industrial agglomeration effects.

Cluster 4 has approximately 18.7 ha of adjusted supply remaining with limited lot availability, particularly with respect to parcels less than 2 ha in size, while Cluster 5 was essentially built out.

An industrial refrigeration company and manufacturing company are currently major tenants in Cluster 5.

Cluster 6 - Merrickville-Wolford

Cluster 6, in Merrickville is a 2.3 ha area designated as Business Park and does not overlap any mapped natural heritage considerations. Land uses within the cluster and surrounding area are predominantly residential. The cluster is located along a rail corridor but otherwise is not near any other major transportation routes. As the cluster was located within the urban area, servicing is available. Open storage is not contemplated in the designation; however, the local municipal official plan states that Council may consider adopting urban design and landscaping guidelines for this area. The cluster is essentially built out.

4.3.2 Competitive Factors

Leeds Grenville benefits from excellent access to markets via 400 series highways, mainline railways, a deep water port, two bridges to the United States and a regional airport. Although fiscal conditions (land costs, development charges, tax regimes etc.) for employment area development are considered competitive for Eastern Ontario, servicing (water and wastewater) remains a limiting factor in the employment areas outside of North Grenville. This is a basic requirement for the three regionally significant employment areas given that servicing is available in virtually all the competing employment areas in the neighbouring jurisdictions.

While Leeds Grenville as a whole is oversupplied with respect to industrial lands, some concerns have been raised with respect to the risk that Ottawa's supply of serviced larger lots will be constrained in the short to medium term and that its serviced large lot supply opportunities are generally limited on the west side of Ottawa, where historical demand has been greatest. When considering that the supply-demand balance in Ottawa has generally been transitioning away from traditional industrial uses toward higher order business park uses, particularly at major highway and transit access points, Leeds Grenville, and particularly North Grenville may be well situated to benefit.

Although the population of Leeds Grenville is aging and mobile, existing labour in Leeds Grenville is and will likely become more competitive from a wage point of view than that found in Ottawa. A significant benefit for Leeds Grenville is its proximity to a number of post-secondary institutions which can potentially be leveraged to augment the local labour force and provide partnership opportunities for economic development.

4.3.3 Supply-Demand Balance and Potential Land Needs

The Growth and Settlement Analysis (Hemson, 2014) concluded that no additional employment lands were projected to be needed in the 20-year planning horizon in Leeds Grenville and that the existing supply would likely last well beyond that timeframe. This Analysis identified three Industrial / Business park clusters which can accommodate future regionally significant industrial growth in North Grenville, Edwardsburgh/Cardinal and Augusta. It also identified a separate class of supply within the designated Highway Commercial areas of Leeds Grenville, largely spread between Edwardsburgh/Cardinal and North Grenville. While these areas do not protect and prioritize employment lands-related development, they may theoretically absorb additional employment lands-related growth.

Leeds Grenville is strongly positioned to serve markets between the Toronto-Montreal corridors, and to leverage opportunities as Ottawa emerges as a major economy in itself and its own employment areas transition toward higher value, higher order employment uses such as major office and research facilities (Metropolitan Knowledge International, 2008). This is particularly the case for North Grenville along the 416 corridor, but also applies to Edwardsburgh/Cardinal near the Highway 401/416 interchange, Port of Johnstown and international bridge, as well as the Highway 401 corridor in Augusta and its closer location to the Thousand Islands Bridge connection to Interstate 81. It is also noted that industrial clusters may already be emerging in the latter two employment areas revolving around petrochemical manufacturing and green technologies. It would be advantageous to ensure that sufficient municipal servicing (municipal water and wastewater) is available in the North Grenville (already serviced), Edwardsburgh/Cardinal (partially serviced) and Augusta (not serviced municipally) employment area clusters, particularly where lands are strategically located to access major highway corridors.

In addition to continuing efforts to encourage the absorption of existing underutilized sites, remediating brownfields and servicing viable existing employment area land supply, PPS, 2014 permits planning and protection of opportunities for future employment lands beyond the 20 year horizon. This is focused on future employment lands located in proximity to major goods movement (i.e. transportation) facilities and corridors which require those locations. The Leeds and Thousand Islands Official Plan also made reference to the possibility of establishing a new business park in addition to localized industrial land supply issues in the northern portion of Elizabethtown-Kitley.

Consideration of any future employment land expansion possibilities, in the course of a municipal comprehensive review, should be concentrated near major highway access points, and take advantage of agglomeration opportunities associated with proximity / adjacency to existing employment areas in both Leeds Grenville and the separated partner municipalities, particularly where transit services may be offered. Additionally, industrial applications in the

rural area should be limited to rural industrial uses and clustered wherever possible with existing rural industrial uses.

4.3.4 Employment Lands Analysis – Key Issues and Policy Options

The following recommendations have been prepared with respect to enhancing economic development and growth, maintaining a long-term employment land supply, and responsibly addressing employment land conversion requests and implementation.

4.3.4.1 Economic Development & Growth

Supply and Choice

- Ensure that the existing regionally significant employment areas are protected and enhanced to increase their market competitiveness. Plan in these areas for an appropriate mix of employment uses to meet Leeds Grenville's long-term needs in terms of:
 - Developable land availability and cost;
 - Developable property size;
 - Servicing availability and servicing costs (shovel-ready lands);
 - Visibility, privacy / land use compatibility and transportation access; and
 - Other specialized or sector-specific requirements such as proximity to supporting industries.
- Plan and protect opportunities for future employment lands beyond the 20 year horizon. While it is recognized that the PPS, 2014 only enables the designation and protection of employment land supply up to 20 years, the Leeds Grenville Official Plan may consider the identification of employment lands beyond this horizon.
- As an economic development action, support local municipalities with respect to protecting locally significant employment areas.

Incentivization and Partnership Opportunities

- As economic development actions:
 - Formalize intentions and actions to identify and leverage municipal incentives, planning tools and partnering opportunities to foster economic development and boost industrial land absorption.
 - Take steps to remain apprised of their competitive context with respect to employment areas and update fiscal measures with respect to industrial development.
 - Continue to access Provincial and Regional Economic Development Supports such as the Ontario East Economic Development Commission (OEEDC) and the Eastern Ontario Development Program and Eastern Ontario Development Fund.

Marketing and Branding

- As economic development actions:

- Continue to support and expand the role of the Economic Development office in marketing, web presence and information coordination and delivery.
- Comprehensively package employment area related information not just for lands within Leeds Grenville but also maintain continuously updated information on recent development, employment area fiscal conditions, and departures from the neighbouring jurisdictions.

Permit and Target Desirable Employment-area Supporting Industries

- Employment areas should permit limited ancillary uses, such restaurants, entertainment facilities and personal services (e.g. dry cleaners and hair dressers) provided that they support and / or complement employment uses.
- Any ancillary, public administration or institutional use contemplated in an employment area should be required to demonstrate that:
 - The proposed lands are suitable for the proposed use;
 - The proposed use supports and/or complements the primary employment uses within the employment area; and
 - The conversion will have no adverse effects on the function or market viability of the employment area to retain, support and attract employment uses.
- As economic development actions:
 - Orient the majority of economic development pursuits to retaining major existing employers, leveraging branch expansions from existing employers in the partner municipalities and incubating and attracting new small to medium size companies.
 - Explore options for protecting and positioning its employment areas near the separated partner municipalities and with highway access as local distribution centres for those municipalities.

4.3.4.2 Long-term Employment Land Supply

Sufficient Land Is Available However Conversion Requests Should Be Resisted

- Leeds Grenville has sufficient employment land supply in aggregate terms, however, viable existing employment lands should be protected through the continued application of designated employment area policies and that potential conversion requests be resisted and permitted only under strict and formal evaluation criteria.
- Industrial development in the rural areas should continue to be tied to supporting the rural economy with development consolidated and clustered with existing industrial uses.
- Recognize that additional actions may need to be taken to integrate and link Elizabethtown-Kitley's existing employment clusters together and phase clustered employment land availability to ensure that it leverages linkages with Brockville.

Consider Servicing Priorities Comprehensively

- Encourage the remediation of legacy brownfields as well as encourages the take-up of existing underutilized industrial sites to take advantage of existing serviced sites
- Clusters in Edwardsburgh Cardinal and Augusta should be explored as the next priorities for employment area servicing expansions and joint servicing options should be explored with both Prescott and Brockville.
- Apply a Municipal Comprehensive Review approach to determine if servicing is warranted, when the need for additional urban lands is identified and plan and coordinate servicing expansions to ensure that transit supportive measures are implemented at the same time.

4.3.4.3 Employment Land Conversion

- Preserve employment lands for employment uses by establishing a clear policy basis and criteria consistent with the PPS (S. 1.3.2.2) for evaluating conversion applications. Any such application should be considered through a comprehensive review and be required to demonstrate that:
 - The proposed lands are suitable for the proposed use;
 - There is a public need for the proposed use and the that it cannot be accommodated on lands already appropriately designated;
 - The lands proposed for conversion are currently unsuited for employment purposes and that all practical measures have been undertaken to make them suitable;
 - The lands are not required over the long-term to support the employment needs for which they are designated; and
 - The conversion will have no adverse effects on the function or market viability of the employment area to retain, support and attract employment uses.

4.3.4.4 Implementation and Monitoring

- Consistently monitor growth trends to enable evaluation of employment area growth performance.
- Monitor and update employment land needs in conjunction with the Leeds Grenville five-year Official Plan review.
- Work with the local municipalities and the separated partner municipalities to leverage GIS tools to establish the following databases to support continued economic development and planning initiatives.

4.4 Housing and Affordability

The PPS supports the provision of an appropriate range and mix of housing types and densities (S.1.4). Where planning is conducted by an upper-tier municipality, the upper-tier is responsible for the allocation of population and units. Planning authorities are required to ensure an

appropriate range and mix of housing types and densities by establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households. Therefore, the Counties should promote these types of housing through the use of targets, incentives, partnerships, community education and monitoring.

In accordance with the Province's Long Term Affordable Housing Strategy and the *Housing Services Act*, 2011, the Counties prepared the Housing and Homelessness Plan in 2013, with implementation of the completed plan targeted for 2014. The plan aims to identify the Counties' housing and homelessness issues, assess the supply of affordable housing, establish a 10-year plan for affordable housing, and identify actions and progress measures for plan implementation.

The primary housing issues in the Counties were identified as:

- An aging population and the need for home-care services, accessibility modification and housing programs to allow residents to "age in place";
- The need for increased diversity of unit size and smaller housing units, with a concentration on 1 bedroom units that can be made accessible;
- High unemployment rates;
- Low income levels presenting affordability issues; and
- A lack of emergency or transitional housing and supportive services.

Strong Communities through Affordable Housing Act (Bill 140)

The Strong Communities through Affordable Housing Act, 2011 (Bill 140), includes new changes to improve affordable housing provision and availability. The Act included amendments to the *Planning Act* which provide planning tools to support the creation of second suites and garden suites as well as adding affordable housing as a matter of provincial interest under Section 2 of the *Planning Act*. The provisions related to garden suites took effect on May 4, 2011. The provisions for second suites came into effect on January 1, 2012, and require municipalities to establish policies in their Official Plans to allow secondary suites in new and existing detached, semi-detached and/or rowhouse dwellings, and within accessory buildings, if the dwelling contains a single residential unit.

This *Act* and its amendments to the *Planning Act* will need to be considered in the preparation of the new Official Plan. While it is generally recognized that these requirements will be implemented through the local municipal official plans, the Leeds Grenville Official Plan may provide some broad policy directions to permit secondary suites.

4.4.1 Housing and Affordability – Key Issues and Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Incorporate requirements to maintain an appropriate land supply for housing;
- Support the implementation of recommendations in the Housing and Homelessness Plan (2013);
- Encourage the provision of housing to accommodate an aging population, including support for amenities and services to allow residents to “age in place” (i.e. a diversity of unit sizes and modified housing options to meet accessibility needs, accessible transportation, a range of housing options and services, social participation, personal supports);
- Encourage the provision of affordable housing, as defined in the PPS, 2014, by:
 - Supporting increased residential densities in appropriate locations and identifying intensification targets;
 - Supporting the provision of infrastructure necessary for intensification within urban areas;
 - Encourage a variety of housing forms, sizes and tenure options;
 - Negotiating agreements with the public and private sector to address the provision of affordable housing through the draft plan of subdivision and condominium approvals process; and
 - Supporting the identification of housing supply and affordability targets through the future development of a housing strategy.
- Provide broad policy directions to permit secondary suites, and direct local municipalities to implement the provision of secondary suites through their local municipal official plan policies and zoning by-laws. It is recognized that local municipal official plan policies should be appropriate for their local context (i.e. constraints related to full municipal services vs. partial/private services which may affect the criteria for permission of secondary suites).

5.0 COMMUNITY SETTLEMENT STRUCTURE

The PPS provides policy directions detailing the manner in which communities will grow, and the form this growth will take. These directions are designed to promote the long-term financial and social well-being of local residents and the protection of the natural environment (S.1.1). The United Counties of Leeds and Grenville includes a diverse settlement structure which consists of urban settlement areas, rural settlement areas, in addition to employment areas, waterfront and recreational areas, agricultural and rural areas, and areas of residential waterfront development.

Draft Schedule A – Community Structure and Land Use illustrates the Community Settlement Structure based on the settlement area characteristics and local municipal official plans.

Land use and development in the Counties is guided by locally approved Official Plans, where the Ministry of Municipal Affairs and Housing is the approval authority. The local municipal official plans provide a clear vision for development in the municipality. All municipalities in the Counties have an approved Official Plan in place.

Refer to Appendix A for a summary of the Local Municipal Official Plan status, and directions and policies related to key planning issues.

PPS Section 1.1.3.1 states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted” as these areas are the primary location of commerce, available municipal and other infrastructure, and other amenities that residents may rely on.

The PPS defines settlement areas to include:

“urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and*
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.”*

5.1 Urban Settlement Areas

For the purposes of the Leeds Grenville Official Plan, settlement areas identified in the local municipal official plans that are fully-serviced by municipal water and wastewater services will

be considered urban settlement areas. Urban settlement areas with full municipal services include: Cardinal in the Township of Edwardsburgh/Cardinal; Lansdowne in the Township of Leeds and the Thousand Islands; the fully-serviced area of Merrickville, located south of the Rideau Canal, in Merrickville-Wolford; Kemptville in North Grenville; and the Village of Westport. These urban areas have a more urban character and accommodate a broad range of uses including residential, commercial, industrial, institutional and environmental and open space lands, while the remainder of the municipalities are generally more rural in nature and have smaller settlement areas comprised of villages and hamlets.

The urban settlement areas have traditionally served as the principal centres of growth and contain the majority of the Counties' infrastructure. It is anticipated that the majority of growth within the Counties will be directed to these urban settlement areas, and to a lesser extent to the rural settlement areas.

5.2 Rural Settlement Areas

The majority of Leeds Grenville is comprised of municipalities which are generally more rural in nature and accommodate smaller hamlet, village and community settlement areas. Rural settlement areas have partial or private services, and have been identified based on their settlement designation in the local municipal official plans and in consultation with local municipal staff. In all instances, these rural settlement areas have a defined boundary within their respective local Official Plans, either defined through a hamlet/village settlement boundary, or defined through non-rural land use designations.

Rural settlement areas within the Counties are identified in **Exhibit 5-1**.

Exhibit 5-1: Rural settlement areas within the Counties

Municipality	Rural Settlement Area	Municipality	Rural Settlement Area
Athens	Athens Charleston	Leeds and the Thousand Islands	Ivy Lea Lyndhurst Rockport Seeley's Bay
Augusta	Algonquin Domville Maitland Maynard North Augusta Riverview Heights Roebuck	Merrickville-Wolford	Carley's Corners Eastons Corners Jasper
Edwardsburgh/ Cardinal	Brouseville Groveton Hyndman Johnstown New Wexford Shanly	North Grenville	Bedell Bishops Mills Burritts Rapids East Oxford Heckston Oxford Mills

Municipality	Rural Settlement Area	Municipality	Rural Settlement Area
	Spencerville Pittston Ventnor		Oxford Station Peltons Corners
Elizabethtown-Kitley	Addison Bellamy's Mills Frankville Greenbush Jasper Lehighs Corners Lyn New Dublin Newbliss Rocksprings Spring Valley Tincap Toledo Foster Hall Road / County Road 29/46	Rideau Lakes	Chaffey's Locks Chantry Crosby Delta Elgin Forfar Harlem Jones Falls Lombardy Morton Newboro Newboyne Phillipsville Plum Hollow Portland Rideau Ferry
Front of Yonge	Caintown Mallorytown McIntosh Mills Sherwood Springs Yonge Mills	Westport	N/A

It is recognized that some of these rural settlement areas have the ability to accommodate additional development based on the availability of land and/or appropriate servicing. Infill and rounding out of hamlets and villages, where appropriate, may be permitted.

It is recommended that the Leeds Grenville Official Plan provide a policy framework and appropriate criteria to contemplate the allocation of additional growth to a settlement area where it may be justified through a municipal comprehensive review. This would require consideration of the overall Counties community structure, growth management considerations with respect to growth forecasts and allocations, and satisfying PPS municipal comprehensive review requirements.

Appendix C includes a more detailed summary of all community settlement areas in the Counties, including the policy basis for designating them in the local municipal official plans, a description of existing land uses, servicing characteristics, settlement size, and existing development/infill opportunities.

5.3 Employment Areas

The PPS provides that employment areas shall be planned for, protected and preserved for current and future uses, with the necessary infrastructure to support current and projected

needs (S. 1.3.2.1). In particular, employment areas in proximity to major goods movement facilities and corridors are identified for protection (S. 1.3.2.3).

Employment Areas accommodate a range of industrial land uses within the Counties. Other employment areas and small pockets of commercial areas are located throughout the local municipalities. The primary employment areas in the Counties are strategically located in proximity to provincial highways, and include corridors and clusters at the St. Lawrence Seaway and Highway 401, at the interchange of Highway 416 and 401, and along Highway 15. Other major employment areas are located in the Town of Kemptville, Village of Merrickville, Village of Westport, the Industrial Parks south of Highway 401 in Augusta and Edwardsburgh/Cardinal (Port of Johnstown), and the Elizabethtown-Kitley Business Park, north of Tincap on County Road 29.

The Employment Lands Supply Analysis, prepared in support of the Official Plan project, has identified existing and potential locations of employment lands from a strategic perspective and addresses whether the current employment lands are well-positioned to enhance economic development in the Counties. The determination of current and projected land needs will support the new Official Plan preparation and will assist in identifying the optimal amount and configuration of employment lands in the Counties over a 20-year planning horizon.

Consideration should be given to whether the Leeds Grenville Official Plan should identify and designate employment areas and protect for long-term employment lands, or rely on the local municipal official plans to define, designate and protect employment lands. The Leeds Grenville Official Plan should provide policies which support the development and protection of employment lands and accommodate a range of employment uses. The findings and specific policy options identified in the Employment Lands Analysis are presented in detail **Section 4.3** of this report.

5.4 Agricultural and Rural Areas

While the PPS directs development to settlement areas, it is recognized that certain types of development in rural areas is permitted and will continue. The PPS must be applied locally, and directing growth only to settlement areas is not appropriate given the attraction of individuals who want to take advantage of the opportunity to live in a rural environment. It should be noted that growth must be balanced and any additional development in the agricultural and rural areas must account for impacts on the environment and ensure that development will not necessitate the need for other municipal services outside what is currently being provided. It is recommended that both the agricultural and rural lands be clearly distinguished and designated in the Leeds Grenville Official Plan, based upon the boundaries of the local municipal Official Plans.

Furthermore, the agricultural and rural character of the Counties has been identified as an important resource and its maintenance and preservation should be important factors in managing growth within the countryside area. Consideration should be given in the Leeds Grenville Official Plan to support the preservation of the agricultural and rural character of the Counties.

A number of local municipalities are also experiencing development pressures related to the conversion of seasonal dwellings to year-round, or permanent, dwellings, primarily occurring on waterfront properties in the rural areas. While growth management related to the conversion of seasonal dwellings is not explicitly addressed in the PPS, the Leeds Grenville Official Plan should contain policies to guide the local municipalities in this matter.

5.5 Local Municipal Official Plans

The local municipal official plans of the Counties' member municipalities provide policy directions for the community settlement structure, and include the following common themes and policies:

COMMON THEMES / POLICIES

- Policies establish a community settlement hierarchy and policies to direct the majority of growth to occur in settlement areas, particularly on municipal services, where available;
- Rural settlement areas are intended to function as local services centres for the rural areas;
- Specific land use designations establish the type and range of permitted uses within the settlement areas. Historic downtown cores have associated land use designations which accommodate a range and mix of land uses generally at higher densities with compact urban forms;
- Provides policies to accommodate the logical extension of growth to existing settlement areas;
- Provides policies to limit the type of industrial uses within settlement areas to ensure land use compatibility;
- Directs economic development to areas well served by provincial highways; and
- Supports the protection of prime agricultural areas.

5.6 Community Settlement Structure – Key Issues and Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Establish a clear hierarchy for settlement areas within the Counties;
- Direct the majority of growth to urban settlement areas where full municipal services exist;
- Direct the broadest range and mix of urban land uses to urban settlement areas which should be the focus of community infrastructure;

- Recognize the rural settlement areas as appropriate locations for more limited growth and development and their function as service centres for the surrounding agricultural and rural areas;
- Give consideration to balancing the type and form of new development with the character of the settlement area to ensure compatibility, while accommodating a broader mix and density of housing types;
- Give consideration to addressing the development pressures faced by some local municipalities related to the conversion of seasonal dwellings to year-round dwellings;
- Give consideration to how settlement area boundaries are delineated in the Leeds Grenville Official Plan. The Leeds Grenville Official Plan may establish clearly defined boundaries for the urban settlement areas, and identify the rural settlement areas in a more conceptual manner, and rely on the local municipal official plans to clearly delineate the settlement area boundaries. It is recognized that MMAH recommends that the boundaries for all settlement areas, both urban and rural, be defined on Draft Schedule A. The Project team will continue to discuss the approach to the delineation of settlement area boundaries with the Steering Committee;
- Support growth through infill and intensification within the existing settlement boundaries;
- Give consideration to whether employment areas or County-wide strategic employment areas should be identified and designated in the Leeds Grenville Official Plan;
- Focus employment related growth in designated employment areas and protect employment lands; and
- Protect agricultural areas for agriculture and agriculture-related uses and activities; and
- Support the preservation of the rural character of the Counties.

6.0 COUNTRYSIDE AREA

The United Counties of Leeds and Grenville are predominantly characterized by the countryside area, which is comprised of extensive agricultural and rural areas. These lands also include significant natural heritage features and natural resources, including mineral aggregate resources.

According to the last Agricultural Census of 2011, 1,165 farms were reported to be in operation in the Counties. The farm types with the highest reported operations include, but are not limited to: cattle ranching and farming; dairy cattle and milk production; beef cattle ranching and farming, including feedlots; horse and other equine production; other animal production; oilseed and grain farming; hay farming; and other crop farming.

6.1 Prime Agricultural and Rural Areas

6.1.1 Prime Agricultural Areas

The PPS considers prime agricultural areas to be areas where prime agricultural lands predominate, including areas of specialty crops, Canada Land Inventory Class 1, 2 and 3 lands, Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ministry of Agriculture and Food using Provincial guidelines as amended from time to time, and may also be identified through an alternative agriculture land evaluation system approved by the Province. The PPS provides for the protection and long-term use of these lands for agriculture. Specialty crop areas shall be given the highest priority for protection, followed by lands with Class 1, 2, and 3 soils, and any associated Class 4 through 7 lands within the prime agricultural area (S. 2.3.1).

Uses permitted in designated prime agricultural areas are outlined in the PPS Section 2.3.3 and include agricultural uses, agriculture-related uses and on-farm diversified uses. Agriculture-related uses are defined as farm-related commercial and industrial uses that are directly related to farm operations, 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. On-farm diversified uses are defined as uses that are secondary to the principal agricultural use of the property and are limited in area (e.g. home occupations, home industries, agri-tourism). In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected. Proposed agriculture-related uses and on-farm diversified uses must be compatible with, and not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, such as those set out in municipal planning documents which achieve the same objectives.

The PPS also provides for a number of non-agricultural uses to be permitted in prime agricultural areas, including: the extraction of minerals, petroleum resources and mineral aggregate resources provided that the sites are rehabilitated to an agricultural condition; limited non-residential uses, with restrictions outlined in Section 2.3.6.1.

6.1.2 Specialty Crops

The PPS requires that planning authorities shall designate specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time (S. 2.3.2). There are no provincially significant specialty crop areas identified in the Counties at this time. As such, the Leeds Grenville Official Plan is unlikely to provide specific policy basis for the identification and designation of specialty crop areas.

6.1.3 Lot Creation in Prime Agricultural Areas

The PPS contains policies that generally discourage lot creation and prohibit the creation of new residential lots (S. 2.3.4.3), except for the purposes of a residence surplus to a farming operation as a result of farm consolidation. A new surplus residence lot will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services. Planning authorities must ensure that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance (S. 2.3.4.1).

The Province has prepared a Draft Guide to Lot Creation in Prime Agricultural Areas in response to recognizing agriculture as a key component of the economy, environment and heritage and preserving prime agricultural areas by limiting lot creation and the fragmentation of the agricultural land base. The Province recommends that for most of Ontario, 40 hectares (98.8 acres) should be the minimum parcel size and represents the most appropriate minimum size for row crop and livestock operations while providing farmers the flexibility to adapt, expand and change their operations as markets and technology change. The Leeds Grenville Official Plan will consider whether minimum prime agricultural area lot sizes should be established in the Leeds Grenville Official Plan (i.e. approximately 40 hectares), or whether minimum lot sizes are more appropriately addressed in the local municipal official plans, considering the unique agricultural characteristics in the Counties.

In parts of Ontario where traditional row crop and livestock operations are common, many planning authorities have made 100 acres (or roughly 40 hectares) the minimum farm parcel size.

Appendix A summarizes the local municipal official plan policies with respect to lot creation in agricultural designations.

6.1.4 Rural Areas

The PPS identifies rural areas as a system of lands including rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas, which are important to the economic success of the Province and quality of life (S. 1.1.4).

PPS Section 1.1.4.1 provides that rural areas should be supported by:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Rural settlement areas shall be the focus of growth and development, with consideration given to rural characteristics, the scale of development, and the provision of appropriate service levels (S. 1.1.4.3).

Within rural areas, the PPS defines rural lands as lands which are located outside settlement areas and which are outside prime agricultural areas. Permitted uses on rural lands located in municipalities include the management or use of resources; resource-based recreational uses including recreational dwellings; limited residential development; home occupations and home industries; cemeteries; and other rural land uses (S. 1.1.5.2). Within rural lands, recreational, tourism, and other economic opportunities, and agricultural and other resource-related uses should be promoted (S. 1.1.5.3 and 1.1.5.7).

Regarding development in rural lands, the PPS promotes development that is compatible with the rural landscape and can be sustained by rural service levels (S.1.1.5.4). Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the

unjustified and/or uneconomical expansion of this infrastructure (S.1.1.5.5). The PPS also directs that opportunities should be retained to locate new or expanding land uses that require separation from other uses (S.1.1.5.6). Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards (1.1.5.8).

The distinction between prime agricultural areas and rural lands should be reflected in the Leeds Grenville Official Plan. **Draft Schedule A – Community Structure and Land Use** generally illustrates the prime agriculture area and rural lands designated within the Counties, based on the local municipal official plan designations. Local municipal official plans that *do not* identify a split between prime agricultural area and rural land designations include the Township of Front of Yonge and the Village of Westport. However, Draft Schedule A delineates agricultural area in Front of Yonge based on GIS mapping data provided by the Counties, as obtained from the consultant who assisted the Township in the preparation of their local municipal official plan.

Some local municipal official plans may pre-date the PPS, 2005 and PPS, 2014. It is recognized that the Province is concerned that these municipalities may not have prime agricultural lands designated in a manner consistent with current provincial policy, due to the change in definition of prime agricultural lands from the PPS, 1997 to the PPS, 2005. This is a theoretical policy concern since it is unlikely that soil, climatic, physiographic and property characteristics would have evolved so materially in Leeds Grenville that additional designation would be warranted and justified. Furthermore, the level of analysis required to justify revising the designation of prime agricultural areas should be properly undertaken through a future exercise using the provincial Land Evaluation and Area Review (LEAR) system. This future exercise should be completed following the approval of the Leeds Grenville Official Plan. The Project team will continue to work with the Province to ensure the appropriate designation of prime agricultural areas in the Leeds Grenville Official Plan.

6.1.5 Minimum Distance Separation (MDS) Implementation Guidelines

In both agriculture and rural land use areas, the PPS requires that new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation (MDS) formulae, as prepared by the Province (S. 1.1.5.9 and 2.3.3.3). Decisions on the location and form of subdivision and development should be made with the objective of protecting the long term viability of agricultural areas while minimizing conflicts between agriculture and other uses. Separation distances and specific application of the MDS formulae are to be established through the implementing Zoning By-law.

6.2 Aggregate, Mineral and Petroleum Resources

6.2.1 Aggregate Resources

At the time the United Counties of Leeds and Grenville Aggregate Resources Inventory (2009) was prepared, there were 83 licensed sand and gravel pits operating in the Counties. In 2005, these operations produced approximately 2.3 million tonnes of aggregate, and production rates were expected to remain relatively stable for the foreseeable future. The report identified eight areas as sand and gravel resource areas of primary significance in the Counties.

The PPS, Section 2.5 provides Provincial policy with respect to aggregate resources. The policies support the protection of mineral aggregate resources for long-term use, and the identification of deposits where provincial information is available (S. 2.5.1). The PPS (S. 2.5.2.4) protects mineral aggregate operations from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources are only permitted subject to criteria (S. 2.5.2.5).

While the protection of aggregate resources is an important Provincial interest, the PPS also requires that extraction be undertaken in a manner which minimizes social and environmental impacts (S. 2.5.2.2). The PPS promotes land use compatibility by requiring progressive and final rehabilitation to accommodate subsequent land uses, and encourages comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations (S. 2.5.3.1 and 2.5.3.2). While the extraction of mineral aggregate resources is permitted as an interim use in prime agricultural areas, the PPS requires that these sites will be rehabilitated back to an agricultural condition, with exceptions subject to criteria (S. 2.5.4.1).

The *Aggregate Resources Act* and Regulations provides for the management of the aggregate resources in Ontario, seeks to minimize the adverse impact on the environment from aggregate operations, and requires rehabilitation of land from which aggregate has been excavated. The *Act* and the regulations apply to the excavation of: all aggregate and topsoil on Crown land and all Crown-owned aggregate and topsoil; all aggregate and topsoil from land under natural water bodies; and all aggregate on private land in designated areas of the Province (as designated through regulation).

6.2.2 Mineral and Petroleum Resources

Section 2.4 of the PPS provides Provincial policy with respect to minerals and petroleum resources, similar to the policies for aggregate resources. Minerals and petroleum resources are to be protected for long-term use (S. 2.4.1). The PPS protects mineral mining operations and petroleum resource operations from development and activities that would preclude or

hinder their expansion or continued use or which would be incompatible (S. 2.4.2.1). Known mineral deposits, known petroleum resources, and significant areas of mineral potential shall be identified, and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources are only permitted subject to criteria (S. 2.4.2.2).

The PPS also requires rehabilitation to accommodate subsequent land uses after extraction and other related activities have ceased, with progressive rehabilitation undertaken wherever feasible (S. 2.4.3.1). Extraction of mineral and petroleum resources is permitted in prime agricultural areas, provided that the site will be rehabilitated (S. 2.4.4.1).

Based on information provided from the Ministry of Northern Development and Mining (MNDM), the Wollastonite mine, which opened in 2013 and straddles the Counties and the City of Kingston, is the only identified producer for a commodity under the *Mining Act* within the Counties. It has been included in the identification of producing mines in Draft Schedule B1.

There are no identified petroleum resource areas in the Counties.

Draft Schedule B1 – Mineral Aggregate Resource Areas, Constraints Areas and Waste Disposal Sites illustrates the locations of: primary, secondary and tertiary sand and gravel resource areas; bedrock resource areas; a potential Karst resource area; licensed mining operations; abandoned mine sites, which require contacting the MNDM for further information for any applications for proposed development within a 1 km radius; and areas of mineral potential wherein any applications for proposed development would require contacting the MNDM for further information.

6.3 Local Municipal Official Plans

The local municipal official plans provide policy directions for prime agricultural and rural areas, and for natural resources including aggregates and minerals. Common themes and policies include:

COMMON THEMES / POLICIES

Agriculture Area

- Most official plans provide an Agriculture designation that general includes land containing Class 1, 2, and 3 soils;
- Some official plans include policies related to the application of MDS formulae and calculations;
- Permitted uses generally include agricultural uses / normal farm practices, secondary uses, conservation and management of the natural environment, small scale industrial / commercial uses that are directly related to agriculture, wayside pits and quarries with a plan for the rehabilitation of affected lands, utilities / communications, and related

COMMON THEMES / POLICIES

residential uses (i.e. farmers' dwellings and dwellings for farm employees); and

- Some official plans specify a minimum lot area of 40 hectares. The Township of Elizabethtown-Kitley specifies a lower minimum lot area of 36 hectares, and the Township of Leeds and the Thousand Islands specifies a lower minimum lot area of 2 hectares for new agricultural uses.

Rural Area

- Characterized by a rural landscape and their historical role in accommodating the farm and rural communities, as well as recreational uses;
- Permitted uses generally include those uses permitted in Agriculture designations, low density residential uses (i.e. 1-2 units dwellings: single detached, semi-detached and duplexes, secondary suites or accessory apartments); resource, commercial, industrial, institutional, and infrastructure (i.e. waste disposal facilities), recreational, conservation, and forestry uses;
- Some official plans specify that commercial and industrial uses permitted must be limited to small-scale operations that serve the local rural population, while larger commercial and industrial uses are directed to settlement areas.
- Some official plans specify a minimum lot area of one hectare, or two hectares for new uses; and
- Most official plans specify a maximum scale of development, where a plan of subdivision is required for proposed development that exceeds a certain number of lots. However, the maximum number of lots varies between official plans.

Aggregate, Mineral and Petroleum Resources

- The official plans have policies in place for the protection or aggregate and mineral resources, where applicable, and identify the locations of licensed pits and quarries and/or resource areas on official plan Schedules.
- Some official plans identify influence areas related to aggregate and mineral resource operations, in which impacts may occur or be experienced.
- Some official plans contain site-specific policies for specific aggregate and mineral resource operations.
- None of the official plans identify petroleum resources or associated policies.

6.4 Countryside Area – Key Issues and Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Identify and designate prime agricultural areas based on the respective designations in the local municipal official plans;
- Establish a consistent policy framework to define appropriate secondary uses and agriculture-related uses permitted in the prime agricultural area;
- Give consideration to whether minimum prime agricultural area lot sizes should be established in the Leeds Grenville Official Plan, or whether minimum lot sizes are more

appropriately addressed in the local municipal official plans, considering the unique agricultural characteristics in the Counties;

- Give consideration to revising the existing designation of prime agricultural areas through a comprehensive future exercise using the Land Evaluation and Area Review (LEAR) system, following the approval of the Leeds Grenville Official Plan;
- Consider the provision of policies for the preservation of Class 1 through 3 lands that may exist outside of the prime agricultural designation for future viability for agricultural use;
- Consider the provision of policies to guide an appropriate amount of residential development in rural areas;
- Require that MDS policies be consistently applied to ensure land use compatibility between land uses;
- Identify aggregate, mineral and petroleum resources and protect these resources for the long-term, with policies to protect operations from development that would hinder their extraction;
- Require that existing licensed operations and adjacent lands are designated and protected in local municipal official plans. It is recognized that MMAH encourages the designation and protection of licensed aggregate operations and their identification on a land use Schedule in the Leeds Grenville Official Plan;
- Address the rehabilitation of former aggregate resource operations to accommodate subsequent land uses and promote land use compatibility;
- Minimize social and environmental impacts related to the extraction of mineral aggregate resources and mineral resources; and
- Give consideration to the potential impacts of extraction operations on source water protection as part of the provision of a policy framework for the implementation of Source Protection Plans through local municipal official plans;
- Give consideration to undertaking an Aggregate Master Plan Study to facilitate the identification and protection of these resources in a sustainable manner. The Aggregate Master Plan Study would address the quality and quantity of aggregate resources and the factors which may influence the potential use of these resources in the foreseeable future (i.e. agriculture, environmental concerns, ground and surface water, social factors, transportation and economics).

7.0 NATURAL HERITAGE AND WATER RESOURCES

It is important that natural heritage areas are protected from urban development and are appropriately managed to ensure their continued viability. Natural heritage is important as it contributes to a healthy environment, as the system itself can help to improve air and water quality and biodiversity. Natural areas are the home to a diversity of terrestrial and aquatic plants and animals. Some natural areas provide storage for flood waters and protection from flooding hazards, while others provide important recharge functions that maintain groundwater aquifers which support drinking water and stream flow. Natural heritage systems are also linked to economic benefits, as visually attractive natural settings promote tourism and offer a diverse range of recreational opportunities. Furthermore, from an aesthetic standpoint, a natural heritage system can enhance community identity and promote environmental awareness.

From a growth management perspective a natural heritage system is an important component in the overall community structure, as it defines areas and natural features which are not suitable for urban development.

Areas of notable natural heritage in the Counties include the Limerick Forest, UNESCO Frontenac Arch Biosphere Reserve, the Rideau Canal UNESCO World Heritage Site, National Historic Site of Canada, and Canadian Heritage River and the Rideau Corridor, the 1000 Islands, and St. Lawrence River Valley. The Canadian Shield, boreal forests, and extensive wetlands and shorelines in the Counties provide rich natural heritage and support the habitats of many significant species.

7.1 Natural Heritage System Strategy

The PPS provides policy direction for natural areas planning and when establishing a natural heritage system (Section 2.1 Natural Heritage and Section 2.2 Water). Section 2.1.2 of the PPS provides the following policy direction for natural areas protection in the municipal planning process:

“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

A natural heritage system based approach to environmental protection and management recognizes the importance of the interconnected nature of natural heritage features and functions. A natural heritage system (NHS) for the purpose of municipal planning is defined in the PPS as:

“A system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue.”

“Natural Heritage Features and Areas” for the purpose of municipal planning are defined in the PPS as including,

“...significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E, and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary’s River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area”.

However, a natural heritage system could also be much broader and include parks and open space areas, conservation areas, regionally or locally significant natural features, habitats, woodlands, wetlands, riparian corridors as well as geologic features, landforms and water systems. The significance and extent of the features within the natural heritage system can vary, depending on the extent and significance of features considered as part of a NHS strategy.

The determination of significance is defined in the PPS relevant to the type of natural heritage feature or area. It is generally recognized as an area which merits provincial identification and protection due to its important environmental and social values as a legacy of the natural landscapes of an area.

It is recognized that retaining large natural core areas linked by corridors is one of the best methods for protecting plant and animal habitat in fragmented natural landscapes. Habitat fragmentation results in isolated natural areas that are surrounded by agricultural and urban uses. Retaining large core areas that can support a variety of species is considered to be a preferred approach, as opposed to protecting smaller isolated natural areas (even though small areas are also recognized as contributing to the quality of a natural system). Corridors can provide interconnectedness within the system by providing passageways for species and plants within the larger natural core areas.

The PPS requires that natural heritage systems are identified in Ontario (S. 2.1.3). The identification of a natural heritage system may be based on provincially significant features as well as key natural heritage features identified in local municipal official plans; however, it should be taken into consideration that not all lower-tier Official Plans have a Natural Heritage System Strategy or contain the same data or criteria for defining natural heritage features.

7.2 Natural Heritage Features

The PPS encourages the conservation and enhancement of natural heritage features and Areas. Natural Heritage Features and Areas represent the legacy of the natural landscape of the area and as a result have important environmental and social value. The PPS requires that no development or site alteration occur in or adjacent to significant wetlands and the significant habitat of threatened species or endangered species.

Determination of feature significance is guided by a number of provincial and federal guidance documents ('How Much Habitat Is Enough?' [Environment Canada 2004], Natural Heritage Reference Manual [MNR 2010], Significant Wildlife Habitat Guide [MNR 2000], and the Significant Wildlife Habitat Ecoregion 6E Criterion Schedule [Draft February 2012]).

The Leeds Grenville Official Plan should provide consistent guidance on the identification of natural heritage features, minimum setbacks, and the extent of adjacent lands which would necessitate an Environmental Impact Study (EIS), to consider the potential impacts of development on the natural heritage feature.

7.2.1 Provincially Significant Natural Heritage Features

Provincially Significant Wetlands (PSWs) and significant coastal wetlands should be designated in the Leeds Grenville Official Plan schedules, where their boundaries have been defined based on an evaluation carried out in accordance with Ministry of Natural Resources (MNR) procedures. The boundaries of these features and areas may be refined without an amendment to the Official Plan; however, the addition or removal of a PSW would typically require an amendment.

The contiguous lands adjacent to PSWs and significant coastal wetlands, defined within 120 m, represent an area where it is likely that development or site alteration would have a negative impact on the feature or area. Development and site alteration is not permitted within a PSW or a significant coastal wetland. Furthermore, development and site alteration is not permitted on land adjacent to a PSW or a significant coastal wetland, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological and/or hydrologic functions that cannot be adequately mitigated. **Draft Schedule A – Community Structure and Land Use** identifies the locations of PSWs and significant coastal wetlands in the Counties.

7.2.2 Habitat of Endangered Species and Threatened Species

In accordance with common practices to protect the features from disturbance, the Habitat of Endangered Species and Threatened Species are not illustrated in Official Plan schedules, but are defined based on data from Provincial and Federal authorities. The MNR approves the identification of Habitat of Endangered Species or Threatened Species, in which development and site alteration is not permitted, except in accordance with provincial and federal requirements. Development and site alteration is not be permitted on adjacent lands within 120 m of the Habitat of Endangered Species and Threatened Species, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated.

7.2.3 Other Natural Heritage Features

The Local Municipalities and the Conservation Authorities also encourage the protection and enhancement of other natural heritage features. Other natural heritage features may include significant woodlands and other woodlands, significant wildlife habitat areas, significant valleylands, steep slopes, Environmentally Significant Areas, Areas of Natural and Scientific Interest, locally and regionally significant wetlands and unevaluated wetlands, and watercourses. In addition to these features, fish habitat protection and restoration opportunities throughout the Counties are also important. “Serious harm to fish” is prohibited under the *Fisheries Act*, and development or site alteration will only be permitted provided that it does not result in serious harm to fish or fish habitat.

Development or site alteration proposed in, or adjacent to, a natural heritage feature(s), would be subject to the completion of an EIS, prior to development occurring. Development or site alteration in, or on land adjacent to, such features will not be permitted unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated.

Appendix A provides a summary of the local municipal official plan policies with respect to EIS requirements, natural heritage feature identification and the extent of adjacent lands. The Leeds Grenville Official Plan may provide general guidance and minimum requirements for undertaking an EIS and further environmental studies, and identifying other natural features and the extent of adjacent lands, in accordance with the directions in the Natural Heritage Reference Manual. The Township of Athens is the only municipality to identify significant valleylands in their jurisdiction.

7.2.4 Crown Lands

The PPS requires that healthy, active communities should be promoted by recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative

impacts on these areas (S. 1.5.1d). The MNR is responsible for the management of Crown Lands pursuant to the *Public Lands Act*, including Charleston Lake Provincial Park which is managed in accordance with the approved Charleston Lake Provincial Park Management Plan (2007). Activities on Crown Lands are subject to the applicable policies in the Crown Land Use Policy Atlas, and are not bound by Official Plan policies (MNR, 2014).

The bed of the St. Lawrence River and the beds of navigable waters are predominantly Crown Lands regulated under the *Public Lands Act* and administered by the MNR. Development and alteration on or above Crown Land requires a work permit issued by MNR, and may also require a form of occupational authority under the *Act*.

The Rideau Canal is also managed in accordance with the Rideau Canal National Historic Site Management Plan (2005), the Rideau Canal World Heritage Site Management Plan (2005), and the Rideau Corridor Landscape Strategy (2012), administered by the Parks Canada Agency. Any development activities in, on or over the bed of the Rideau Canal require an approved In-Water Works Permit from Parks Canada, in accordance with the Policies for In-Water and Shoreline Works and Related Activities (2007).

Parks Canada Agency is responsible for the management of lands within the Thousand Islands National Park which is managed in accordance with the approved Thousand Islands National Park Management Plan (2010), while the Province administers the bed of the water.

Draft Schedule C – Natural Heritage Features and Areas identifies the locations of Provincially Significant Wetlands and significant coastal wetlands, Areas of Natural and Scientific Interest (Earth Science, Life Science, and Candidate Areas), woodlands, and other wetlands (including locally or regionally significant wetlands or unevaluated wetlands). In addition to these identified features and areas, **Draft Schedule D – Natural Heritage System Strategy** illustrates a Counties-wide Natural Heritage System (NHS), as supported by the work undertaken through the Sustaining What We Value project, which identified a preferred NHS for the Frontenac, Lanark, and Leeds Grenville areas of Eastern Ontario. **Draft Schedule D** identifies the NHS which includes the natural heritage features and areas identified on **Draft Schedule C**, in addition to the natural heritage corridors, linkages and restoration opportunities which comprise the balance of the NHS as identified through the Sustaining What We Value project. The NHS identifies additional natural heritage features or areas, and important linkages, corridors and restoration opportunities that require further investigations to determine their significance and contribution to the biodiversity and interconnectedness of the NHS. Further, it is recommended that evaluations of these features may be assessed through Environmental Site Screening (ESS) requirements where development or site alteration is proposed. If the ESS identifies that potentially significant natural heritage features or areas, or important linkages, corridors and restoration opportunities exist within or adjacent to the proposed development or site alteration area, then an EIS will be required to further evaluate them, and determine if they are to be included in the NHS.

The identification of natural heritage features and areas and lands within the NHS are not intended to limit the ability of agricultural uses to continue.

7.3 Water Resources and Source Water Protection

Section 2.2 of the PPS provides policies with respect to protecting, improving or restoring the quality and quantity of water resources. This includes restricting development and site alteration in or near sensitive surface water features and sensitive ground water features. The PPS recognizes that the watershed provides the ecologically meaningful scale for planning for the protection of water resources.

The Counties encompass five major river systems: the Gananoque River, St. Lawrence River, Great Cataraqui River, Rideau River, and South Nation River. The protection of these environments is supported as they provide clean drinking water, recreational and tourism opportunities, and ecological value. It is recognized that growth has the potential to impact the Counties' watersheds and places pressures on these natural environments. Development can increase impervious cover, resulting in reduced infiltration and increased flow of stormwater, which in turn may deliver pollutants to receiving water bodies, if not appropriately managed.

7.3.1 Source Protection Plans

Future growth must address the wise use of these water systems and resources for long term planning. Various Conservation Authorities are working in conjunction with the Province on planning for and protecting these areas through the preparation of Source Protection Plans, in accordance with the *Clean Water Act*. Once these plans are in place, it is recognized that Official Plan policy directions will be required to implement the recommendations of the Source Protection Plans. As these Plans may vary in scope and detail from one watershed to another, the implementation of these Plans may be more appropriately undertaken through the local municipal official plans, whereas the Leeds Grenville Official Plan may provide higher level guidance. It is recognized that the legislation for Source Water Protection may further impact the amount and location of future development and will need to be considered once the pending Source Protection Plans are in place.

At the time of the preparation of this Draft Issues Paper, three draft Source Protection Plans encompassing settlement areas in the Counties have been prepared and are under review for approval by the Minister of the Environment. These plans identify drinking water sources and the activities that could adversely impact the quality and/or quantity of these sources. Intake Protection Zones (prescribed areas of water or land that are located within a specific distance or travelling time of an intake) and Wellhead Protection Areas (area around the well where land use activities have the potential to affect the quality of water that flows into the well) are applied to indicate which settlement areas may be vulnerable to drinking water source contamination

and require protection. The following vulnerable areas in the Counties are identified in the Source Water Protection Plans:

Cataraqui Source Protection Plan (2012):

- Lansdowne (Wellhead Protection Area)
- Miller Manor Apartments, Mallorytown (Wellhead Protection Area)

Mississippi-Rideau Source Protection Plan (2013):

- Kemptville (Wellhead Protection Area)
- Merrickville (Wellhead Protection Area)
- Westport (Wellhead Protection Area)
- Area west of Smith Falls partially with the Township of Rideau Lakes (Intake Protection Zone)

Source Protection Plan, Raisin-South Nation Source Protection Region (2012):

- Cardinal (Intake Protection Zone)
- Bennett Street, Spencerville (Wellhead Protection Area)

7.3.2 Lake Capacity

The PPS requires that planning authorities protect, improve or restore the quality and quantity of water by ensuring consideration of environmental lake capacity (S. 2.2.1g). Lakeshore capacity assessment and the control of shoreline development can be used to control the amount of phosphorus, a key pollutant, entering inland lakes on the Precambrian Shield and building to high levels which can result in a depletion of water clarity, dissolved oxygen, and habitat for species of coldwater fish such as lake trout. Lakeshore capacity assessment, the use of best management practices, and monitoring can be used to inform the level of development that the shoreline of an inland lake can sustain without exhibiting the adverse effects of excess phosphorus (MNR, 2010).

All of the local municipalities have official plan policies in place related to water resources as summarized in **Appendix A**. It is recognized that water resources policies and the identification of wellhead protection area zones and areas of aquifer vulnerability will be updated through the Source Protection Programs which will require implementation through the Leeds Grenville Official Plan and local municipal official plans once the Source Protection Plans have been approved.

7.4 Local Municipal Official Plans

The local municipal official plans provide policy directions for natural heritage and water resources, and include the following common themes and policies:

COMMON THEMES / POLICIES

Natural Heritage

- Most official plans include specific policies and mapping (where applicable) for natural heritage features including wetlands, ANSIs, fish habitat, significant wildlife habitat, significant habitat of endangered and threatened species, significant woodlands, significant valleylands, and adjacent lands.
- Policies prohibit development or site alteration in or adjacent to natural heritage features and areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;
- Policies prohibit development and site alteration in fish habitat except in accordance with provincial and federal legislation;
- Policies for the completion of Environmental Impact Studies or Assessments (EIS/EIA) for development adjacent to natural heritage features, and the required scope, scale, and contents of the studies; and
- Some official plans include policies for forest management and identify that development approval decisions will support the work of the Eastern Ontario Model Forest.

Water Resources

- In general, surface water and groundwater quality and quantity protection is provided for in a combination of policies related to natural heritage, servicing, planning approvals processes, stormwater management, contaminated sites, and aggregate/mineral resources;
- Policies for required setbacks for development adjacent to a watercourse or water body; site-specific Lake Impact Assessment for subdivision or resort development on a water body in the Township of Rideau Lakes;
- Some official plans encourage the development of a water resources database which identifies sensitive groundwater recharge and hydrogeological areas, and areas with known quality and/or quantity constraints; and
- Most official plans specify that water resources policies will be updated pending approval of Source Water Protection Plans.

7.5 Natural Heritage and Water Resources – Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Ensure the long term protection of natural heritage systems, features and areas;
- Encourage policies that seek to maintain, restore, or where possible, enhance the diversity and connectivity of natural heritage features in an area, and the long-term ecological function and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features;

- Identify and designate natural heritage systems, features and areas of Provincial and County significance, including Provincially Significant Wetlands and coastal wetlands, subject to certain policy considerations;
- Provide policies for the protection of Significant Habitat of Endangered Species and Threatened Species, subject to certain policy considerations;
- Prohibit development and site alteration as specified in the PPS and delineate where development and site alteration may be permitted on adjacent lands, and provide general guidance and minimum requirements for undertaking an Environmental Impact Study or Environmental Site Screening;
- Give consideration to implementing a County-level Natural Heritage Systems Strategy, in cooperation with the United Counties, local municipalities, Parks Canada Agency, MNR, and Conservation Authorities;
- Consider policies that would apply land use designations and associated restrictions to former Crown lands that change into private ownership;
- Consider policies related to land use designations on lands adjacent to Crown lands, with consideration for compatibility with resource management activities;
- Consider policies which outline the requirements for approval by MNR or Parks Canada for development or alteration on or above Crown Lands, including the beds of navigable waters;
- Protect groundwater quality and quantity;
- Provide a policy framework for the implementation of Source Protection Plans through local municipal official plans; and
- Provide policies to support the use of lakeshore capacity assessment as a tool through which to control shoreline development to sustainable levels to maintain the quality of inland lakes and the habitat and species they support.

8.0 NATURAL AND HUMAN-MADE HAZARDS

The PPS provides policies which seek to reduce the potential for public cost or health and safety risk to Ontario's residents from natural or human-made hazards. As such, development is to be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or property damage.

Furthermore, climate change adaption is discussed in this context as a result of human activities influencing climate change which in turn may impact natural systems.

8.1 Natural Hazards

The PPS requires that development generally be directed to areas outside of hazardous lands and hazardous sites which are generally defined to include property or lands that could be unsafe for development due to naturally occurring processes, including lands adjacent to rivers, streams and inland lake systems impacted by flooding hazards, erosion hazards, and unstable soils or unstable bedrock (S. 3.1.1).

With respect to flood hazards, development and site alteration is not permitted within a floodway. However, where a two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing. Alternatively, in exceptional situations where a Special Policy Area (SPA) has been approved by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources, development and site alteration may be permitted subject to the requirements specific in the SPA (S. 3.1.4). Notwithstanding, the PPS does not permit development with the following uses in hazardous lands and hazardous sites: institutional uses including hospitals, nursing homes, and schools; uses related to essential emergency services such as fire, police and ambulance stations; and uses associated with the disposal, manufacture, treatment or storage of hazardous substances (S. 3.1.5).

With respect to wildlands fire hazards, development should be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards (S. 3.1.8). Hazardous forest types include vegetation that are at high to extreme risk for wildland fire, such as natural conifer forests and unmanaged conifer plantations (e.g. black or white spruce, jack pine and balsam fir tree species, immature red and white pine, and mixed wood forests with greater than 50% conifer composition (MNR, 2014).

Draft Schedule B2 identifies wildland fire hazard areas, based on GIS mapping data received from the MNR.

8.2 Human-Made Hazards

The PPS restricts 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 unless the lands have been rehabilitated or the hazards have been mitigated (S. 3.2.1). Contaminated sites, such as brownfields, must be appropriately remediated prior to any activity on the site to ensure there will be no adverse effects associated with the proposed use (S. 3.2.2).

While aggregate, mineral and petroleum resources are discussed in Section 6.2 of this Report, it is recognized that abandoned wells and mine hazards also represent human-made hazards and potential conflicts with these uses must be minimized.

8.2.1 Waste Disposal Sites

The PPS requires that 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. Waste management systems must be located and designed in accordance with provincial legislation and standards (S. 1.6.10.1).

The Ministry of the Environment (MOE) requires that any land currently or previously used for the purpose of waste disposal be designated in the Official Plan, such that development is prohibited. This designation is consistent with Section 46 of the *Environmental Protection Act* (EPA) which is intended to reduce adverse impacts to the health and safety of individual and the environment, and which requires that redevelopment of waste disposal sites must gain separate approval of the Minister of the Environment.

The MOE is to be consulted on all developments proposed with private services, or expansions of current use, located within 500 meters of the boundaries of open or closed landfill sites. These proposals will require an Environmental Impact Assessment Report to demonstrate that the water supply of the proposed development is not negatively impacted and that other problems are not present (e.g., leachate, methane gas, rodents and vermin).

8.2.2 Abandoned Mine Sites

According to the Ministry of Northern Development and Mines (MNDM), there are 42 known abandoned mine sites within the United Counties of Leeds and Grenville and within 1 km of the Counties' boundary, which are administered by MNDM and identified in the Abandoned Mines Information System (AMIS) (current to January 2014). When development is proposed within a 1 km radius of AMIS sites, MNDM is to be contacted for information regarding mine hazards (MNDM, 2014).

Draft Schedule B1 – Mineral Aggregate Resource Areas, Constraints Areas and Waste Disposal Sites identifies the locations of active and closed waste disposal sites based on the local municipal official plans, and abandoned mine sites based on AMIS data received from the MNDM. Assistance from the local municipalities is required in order to determine the accuracy of identified waste disposal sites and those locations of those sites which should be included in Draft Schedule B1 in the Draft Leeds Grenville Official Plan.

8.2.3 Contaminated Lands

As previously mentioned, the PPS directs that contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects (S. 3.2.2).

Known or suspected areas of soil or groundwater contamination will require appropriate studies and remediation, if necessary, prior to approval of an official plan amendment or rezoning. As per the EPA, a Record of Site Condition (RSC) is required to document the restoration process and final site conditions, and indicates to the MOE that restoration has been undertaken to the standard acceptable to permit the proposed reuse of the site.

8.3 Land Use Compatibility

The separation of incompatible land uses is a preventative means of achieving environmental objectives and ensuring land use compatibility. There is an influence area around certain facilities or land uses, subject to emissions usually of a nuisance nature, where exposure of residents and other sensitive uses should be minimized. Necessary environmental control measures, such as buffers between emissions sources and residential or sensitive land uses, should be applied to supplement practical emission controls, but not to take the place of such controls.

Appropriate land use planning can help to ensure that residential areas and other sensitive uses, such as the hospital sites and nursing homes, are protected from poor air quality and excessive noise/vibration. The MOE D-series guidelines are considered to be best management practices that establish separation distances to mitigate the potential effects of one land use on another, and identify the supporting studies/requirements to contemplate locating certain facilities and uses.

8.4 Climate Change Adaptation

The PPS provides policies with respect to climate change adaptation and the contribution of land use planning to bolster the ability of Ontario's communities to be resilient to the changes presented by climate change events. In Section 1.8 of the PPS provides that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development

patterns which promote: compact form with nodes and corridors; active transportation and transit; the location of major land uses (i.e. employment and commercial areas) in proximity to existing or future transit; the location of freight-intensive land uses to areas well-served by major highways, airports, rail and marine facilities; an improved mix of employment and housing; energy efficient design and conservation, maximized opportunities for renewable and alternative energy systems, and maximized vegetation in settlement areas.

The PPS also provides that land use patterns in settlement areas should minimize negative impacts to air quality and climate change, and promote energy efficiency (S. 1.1.3.2), and that planning authorities shall consider the potential impacts of climate change on increased risks associated with natural hazards (S. 3.1.3).

8.5 Local Municipal Official Plans

The local municipal official plans provide policy directions for natural hazards, and include the following common themes and policies:

COMMON THEMES / POLICIES

Natural Hazards

- Policies that reflect the regulatory policies of the Conservation Authorities, and that direct development away from flood plains, organic soils, steep slopes, and erosion hazards;
- Delineation of development setbacks from the regulatory flood plain;
- Delineation of stable slope allowances and erosion access allowances, and the need for geotechnical studies to support development applications;
- Identification of some permitted uses within Natural Hazard designations, including uses related to agriculture, forestry, conservation, wildlife management and outdoor recreation activities, with the exception of buildings or structures other than flood or erosion control structures, shoreline stabilization, water intake facilities, and minor recreational facilities (i.e. docks);
- Some official plans specify that Parks Canada is required to be consulted for works on lands adjacent to the Rideau Canal.

Human-made Hazards

- Identify closed and active waste disposal sites and provide policies for rehabilitation requirements, Environmental Site Assessments, Records of Site Condition, and remedial action plans for proposed developments on or adjacent to potentially hazardous sites;
- Policies for development on/abutting/adjacent to abandoned pits, quarries, mines, or mineral resource operations;
- Some official plans encourage brownfield redevelopment;
- Some official plans provide policies for waste disposal, sewage disposal, and hauled septage disposal sites related to private services;
- Policies related to buffering of incompatible land uses and land use compatibility;
- Some official plans provide policies that encourage energy conservation and efficiency

COMMON THEMES / POLICIES

through 'green' building, and support of alternative energy systems such as wind, solar, biomass, and energy from waste heat or gases, related to climate change adaptation.

8.6 Natural and Human-made Hazards – Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Direct development away from any natural and human-made hazards, including flood, erosion, and wildland fire hazards which should be identified and designated in local municipal official plans;
- Be consistent with Conservation Authority regulations, including discouraging development that may aggravate or contribute to hazards in regulated areas;
- Identify known former and active waste disposal sites and abandoned mine sites, and identify the necessary restrictions and studies for adjacent developments;
- Identify policies to ensure land use compatibility and the proper remediation of contaminated sites prior to accommodating new land uses on or in proximity to these sites; and
- Identify policies and approaches to address matters associated with climate change and how municipalities should adapt to meet associated challenges. Policy focus areas may include risk and emergency management, biodiversity, the support of a natural heritage system strategy, public and industry awareness and education, engagement of the agricultural sector, and the reduction of greenhouse gas emissions.

9.0 CULTURAL HERITAGE

Cultural heritage resources are a significant component of the Counties' history and community identity and should be preserved and enhanced to maintain a distinct sense of place across the Counties and in the local municipalities. The Counties' rich cultural heritage resources include: buildings, structures, monuments and artifacts of historic and/or architectural value or interest, and areas of unique or rare settlement composition, streetscape, landscape or archaeological value.

The Counties are uniquely situated in an area of great cultural heritage and archaeological potential, including the 1000 Islands and the proximity and relationship of the Counties to the St. Lawrence River and its history as a commercial waterway. In addition, the Counties contain the Rideau Canal, which is known as a Heritage Route and is identified as a National Historic Site of Canada, a Canadian Heritage River, and as a UNESCO World Heritage Site representing the best preserved example of a slack water canal in North America and recognizing its use for military purposes in allowing British forces to defend the colony of Canada against the United States of America. The Rideau Canal is managed in accordance with the Rideau Canal National Historic Site Management Plan (2005), the Rideau Canal World Heritage Site Management Plan (2005), and the Rideau Corridor Landscape Strategy (2012), administered by the Parks Canada Agency. Considering the Counties geographic situation along such prominent waterways, bridges, such as the Thousand Islands Bridge, also represent important cultural heritage resources that help to demonstrate the role of rivers in the early industrial and cultural development of Canada.

Section 2.6 of the PPS provides policies for cultural heritage and archaeology. The PPS directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved and prohibits development and site alteration on lands adjacent to protected heritage properties unless it has been demonstrated that heritage attributes of the protected property will be conserved. The PPS also provides protection for lands containing archaeological resources or areas of archaeological potential from development and site alteration unless the resources have been conserved, and specifies that planning authorities should consider and promote archaeological management plan and cultural plans in their conservation efforts. Lastly, the PPS provides that planning authorities must consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

9.1 Built Heritage and Cultural Heritage Resources

The *Ontario Heritage Act* (OHA) provides municipalities and the provincial government with powers to preserve the heritage of Ontario, with the primary focus to protect heritage properties and archaeological sites. It is within the jurisdiction of municipal councils to protect cultural heritage resources and use their authority under the OHA to designate individual properties (Part IV) and Heritage Conservation Districts (HCDs) (Part V) that are of cultural heritage value

or interest. Cultural heritage landscapes may be designated as part of an HCD or as individual properties under Part IV of the OHA.

Municipal clerks are to maintain a register of all property designated under Part IV and Part V of the OHA, which may also contain properties with heritage conservation easements and properties that are not designated, but considered to be of cultural heritage value or interest (i.e. listed properties on a registry under the OHA). Policies for undertaking a Heritage Impact Assessment (HIA) should be included whenever a cultural heritage resource is impacted by a proposed development. Municipal Heritage Committees (MHC) may be established to advise and assist Council on matters related to Parts IV and V of the OHA.

9.2 Archaeological Resources

The Leeds Grenville Official Plan should provide policies which support the identification of areas of archaeological potential and the protection of known archaeological sites, including areas of importance to Aboriginal communities. Areas of archaeological potential may be determined through provincial screening criteria or through criteria developed by a licensed consultant archaeologist. Resources are typically identified based on the known archaeological records of the municipality and its surrounding region. Consideration should also be given to marine archaeological assessments if partially or fully submerged marine features such as ships, boats, vessels, artefacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

Official Plan policies may ensure that archaeological assessments are carried out at the appropriate stage or stages of the development review process to the satisfaction of the Ministry of Tourism, Culture and Sport, to ensure that archaeological resources can be protected through the development process. The policies should clarify the responsibilities and processes involved in archaeological management in the Counties, and create a consistent process across the local municipalities.

9.3 Local Municipal Official Plans

The local municipal official plans provide policy directions for cultural heritage, and include the following common themes and policies:

COMMON THEMES / POLICIES

- Policies for the consideration of built heritage and cultural heritage resources (including cultural heritage landscapes) when reviewing development applications;
- Some official plans require Heritage Impact Assessments to be conducted if there are any adverse impacts to any significant cultural heritage resources resulting from development proposals;

- Policies that support the development of Municipal Heritage Committees or Heritage Advisory Committees, inventories and designation of cultural heritage properties or districts;
- Some official plans highlight protection policies for the Rideau Canal National Historic Site and adjacent lands (Rideau Corridor), and make reference to the Rideau Canal Management Plan;
- Some official plans specify consultation with the Algonquins of Ontario as an important aspect of cultural heritage conservation; and
- Most official plans provide policies for the identification of archaeological resources and delineate lands for which Phase I and II archaeological assessments are required.

9.4 Cultural Heritage – Key Issues and Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Identify policies that support the conservation and preservation of cultural heritage resources, with particular emphasis on resources of importance to the entire Counties;
- Encourage local municipalities to maintain registers or a database of cultural heritage resources for development planning purposes, in order to inventory significant buildings and properties worthy of designation under the *Ontario Heritage Act*;
- Give consideration to policies that address the natural, cultural, scenic and recreational values of the Rideau, as presented in the recommendations in the Rideau Canal National Historic Site Management Plan, Rideau Canal World Heritage Site Management Plan, Rideau Corridor Landscape Strategy, and 10 Principles for Good Development; and
- Provide overall guidance on the requirements for archaeological assessments towards the identification and protection of archaeological resources and areas of archaeological potential.

10.0 INFRASTRUCTURE, SERVICING AND TRANSPORTATION

Growth and development in the Counties is supported by a system of networks, including water and wastewater, infrastructure, transportation, waste management, and utilities and telecommunications facilities. The systems contribute to the structure of the Counties and the creation of complete communities with access to County and local municipal services to support growth and development and economic competitiveness in the Counties.

10.1 Infrastructure and Servicing

The PPS sets out a preferred hierarchy for the provision of sewage and water services. The PPS indicates that municipal services are the preferred form of servicing for settlement areas, and that where municipal services are not provided, municipalities may allow the use of private communal sewage and water services (S. 1.6.6.2 and 1.6.6.3). Where communal services are not provided, individual on-site sewage and water services may be used, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual private services may only be used for infilling and minor rounding out of existing development (S. 1.6.6.4). Development on partial services will only be permitted in areas where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development or within settlement areas to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (S. 1.6.6.5).

Subject to the above hierarchy, lot creation is only permitted if sufficient reserve sewage and water capacity within municipal or private communal services is confirmed. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal and individual on-site sewage services. Reserve sewage system capacity is defined in the PPS as the capacity to dispose or treat hauled sewage. The PPS considers the capacity sufficient if the hauled sewage from the development can only be treated or disposed at sites approved under the *Environmental Protection Act* (EPA) or the *Water Resources Act* (WRA).

Fully-serviced community settlement areas are identified in **Section 5.1** of this Report. However, it is recognized that due to the largely rural nature of the Counties, the majority of areas are serviced by private wells and septic systems. While communal and individual private servicing is not the preferred method of servicing, this method may be suitable for small developments where sufficient area is available; however, it should not be considered as a viable approach to servicing larger scale projects or servicing projects on the fringe of urban areas. **Exhibit 10-1** below provides a high-level summary of servicing characteristics in the designated settlement areas, based on information received from the local municipalities and as summarized by Hemson Consulting in the Draft Phase Two Growth and Settlement Analysis.

Appendix A and **Appendix C** also provide a more detailed summary of how and where servicing is provided in each of the local municipalities.

Exhibit 10-1: Summary of Settlement Area Servicing Characteristics

Municipality	Settlement Area Servicing
Athens	All private services
Augusta	All private services
Edwardsburgh/Cardinal	1 on full municipal services; 7 on private services; 1 on municipal water and private sanitary systems; 1 on private wells and municipal sewer system, with some private sanitary systems
Elizabethtown-Kitley	All private services
Front of Yonge	All private services
Leeds and the Thousand Islands	4 on private services; 1 on full municipal services
Merrickville-Wolford	3 on private services; 1 on municipal services / partial services
North Grenville	8 on private services; 1 on full municipal services with some private services
Rideau Lakes	All private
Westport	Full municipal services with some private water and private sanitary systems

10.1.1 Municipal Class Environmental Assessments

The requirement for undertaking Municipal Class Environmental Assessments (EAs) apply to municipal infrastructure projects including roads, water and wastewater projects, in accordance with the *Environmental Assessment Act*. Project are classified in the Class EA in terms of Schedule (i.e. Schedule A, B, or C), to reflect the different levels of environmental impacts a project undertaken by a municipality may have. In all cases where the Class EA process is applicable to a project, it is the responsibility of the proponent to ensure that the planning process follows that which is set out in the Class EA document.

The Municipal Class EA recognizes the desirability of coordinating or integrating the planning process and approvals under the *Environmental Assessment Act* and the *Planning Act*, as long as the intent and requirements of both *Acts* are met. While the option of using this integrated approach provides the proponent with increased flexibility to streamline approvals processes, it also requires the proponent to be responsible for accurately reflecting the needs of the Class EA process in the *Planning Act* application.

Applications under the *Planning Act* to which the coming into effect or approval under the *Planning Act* may be used in place of the Municipal Class EA include: Official Plans, Official Plan Amendments, secondary plans adopted as Official Plan Amendments, community improvement plans, plans of condominium and subdivisions.

10.2 Transportation

The United Counties of Leeds and Grenville are supported by transportation systems and services for the movement of people, goods and services. The Counties are situated between Kingston and the Greater Toronto Area to the west and Ottawa to the east. The transportation network and modes include: provincial highways, county roads, local roads, intercity public transportation, air, rail, and port services.

In general, the PPS provides policy direction that is supportive of: multimodal transportation systems, transit, and active transportation to provide for a range of transportation options and healthy, active communities; the efficient use of existing and planned infrastructure; and land use patterns, densities, and a mix of uses that minimize the number and length of vehicle trips (S. 1.6.7). The PPS specifies that corridors and rights-of-way for infrastructure, including transportation and transit, are planned for and protected to meet current and projected needs (S. 1.6.8.1), and that major goods movement facilities and corridors shall be protected for the long-term (S. 1.6.8.2). The PPS also provides that the long-term operation and economic role of airports, rail and marine facilities are protected, and that sensitive land uses are appropriately designed, buffered and/or separated from each other (S. 1.6.9.1).

The Ministry of Transportation (MTO) has developed Transportation Guidelines for Municipal Official Plan Preparation and Review, August 2012, to assist municipalities in understanding the MTO's interest in municipal official plans. MTO's 2012 Transit-Supportive Guidelines are intended to assist municipalities in implementing the policies and objectives of the PPS.

Where new growth and development are proposed, the Official Plan should include policies with respect to the preparation of traffic studies to address both the impact of any new development upon the provincial highway system and any associated highway improvements that are required prior to the approval of any secondary plans or subdivisions. Generally, direct access onto a provincial highway will be restricted and development should be encouraged to utilize local roads and service roads wherever possible.

All existing highways, interchanges and intersections under the jurisdiction of MTO should be identified on all land use schedules and maps in the Official Plan and identified as 'Provincial Highways', which are under the jurisdiction of the Province and, as such, are subject to the policies, standards and safety requirements of MTO.

The guidelines also identify a number of specific policies which should be considered in the Official Plan, these relate to:

- MTO's Permit Control Area under the *Public Transportation and Highway Improvement Act* – MTO's statutory authority for its permit control system, including highway access control, is set out in Sections 31, 34 (King's Highway) and 38 (controlled-access highway) of the *Public Transportation and Highway Improvement Act*. Any development located within MTO's permit control area is subject to MTO review and approval prior to the issuance of entrance, building and land use permits.
- Proposed Access Connections onto a Provincial Highway – Municipalities should preconsult with MTO before any new proposed access connection (e.g. public road or signalized intersection) onto a Provincial Highway is included in an Official Plan. MTO regulates access to provincial highways under the authority of the *Public Transportation Highway Improvement Act*. This consultation will ensure that the Official Plan meets MTO's access management practices and principles. Any such proposed access connections shown in Official Plans are conceptual only and exact locations of new public roads or signalized intersections are subject to final approval by MTO.
- Wayside Pits and Quarries; Portable Asphalt and Concrete Plants – In keeping with the PPS, every Official Plan with a rural component and those urban Official Plans with large rural or agricultural areas should permit such uses in all land use designations with the exception of residential areas and those areas of the Official Plan designated as environmentally sensitive.
- MTO Patrol Yards – Due to the nature of the business carried out at MTO highway maintenance patrol yards, MTO has concerns with the types of land uses located adjacent to and in close proximity to them. The municipality should be aware of the potential for conflict (e.g. night noise, lighting) that can result from situating residential land uses next to patrol yards. MTO recommends that municipalities consider locating only those land uses that are more compatible with patrol yards adjacent.

Draft Schedule E – Transportation illustrates the transportation system in the Counties including Provincial Highways and County Roads, the local context of which is described in the sections below.

Road Network

Three provincial highways extend through the Counties. Highway 401 runs east-west and links the Counties with Kingston and the Greater Toronto Area in the west and Cornwall in the east. Highway 416 runs north-south and links the Counties with Highway 417 and Ottawa to the north. Highway 15 is located along the north end of the Counties and is a significant route which provides residents with a connection west to Kingston and east to Ottawa.

Two international bridges traverse the St. Lawrence River and link Canada to the United States. The Thousand Islands Bridge links to Highway 137, Highway 401, and the Thousand Islands Parkway in Ontario, and to Wellesley Island and Interstate 81 in New York. The Prescott-Ogdensburg Bridge connects Johnstown in Edwardsburgh/Cardinal to Ogdensburg, New York. In Ontario, the bridge connects with Highway 16, which then connects with Highway 401 and Highway 416.

The Counties are also serviced by an extensive County road network which serves as a secondary highway system that provides access to local communities.

Transit Services

Transit service in the Counties is limited, primarily due to low transportation densities and the rural nature of development. The following transit services are accommodated in the Counties:

- Intercity public transportation is provided by Coach Canada, with bus service in the separated municipalities of Gananoque, Brockville, and Prescott. Greyhound Canada also provides service between Brockville and Ottawa.
- Municipal transit is operated in the separated City of Brockville.

Rail, Airports, and Seaways

The Canadian National Railway (CNR) mainline runs east-west at the southern end of the Counties, parallel to the St. Lawrence River and Highway 401. The Canadian Pacific Railway (CP) runs across the northern end of the Counties. The former Ottawa and Prescott Railway runs north-south between Ottawa and Prescott. The separated City of Brockville is located on VIA Rail Canada's main Toronto-Montreal corridor which provides rail passenger service.

The Counties are serviced by the Brockville-Thousand Islands Regional Tackaberry Airport, located north of Brockville in the Township of Elizabethtown-Kitley. The airport is equipped with a 4,500-foot by 90-foot asphalt runway and can accommodate both private and commercial aircrafts. International and national flights are serviced by the Ottawa International Airport.

The St. Lawrence Seaway is an important domestic and international transportation system and provides access to nearly one-third of the combined populations of Canada and the United States. The Port of Johnstown (formerly Port of Prescott prior to January 1, 2014) provides shipping facilities in the Counties on the Great Lakes – St. Lawrence River Seaway system in the Township of Edwardsburgh/Cardinal. The Port provides inland deep-water dockage for shipping and receiving dry bulk cargo such as grain, aggregates and road salt. The Port supports significant economic development opportunities in the Counties and is considered an international hub.

The Rideau Canal is an located along the northern border of the Counties, and supports lock stations connecting Kingston and Ottawa over 202 km for use by pleasure craft.

Active Transportation

While there is no existing Counties-wide active transportation or trail strategy, the Municipality of North Grenville has completed a study to develop an Integrated Community Trails Strategy (2011) to be implemented over the course of 10 years. The Trail Strategy proposes policies and a trails network in support of health and fitness, tourism potential, connectivity between trail systems and key destinations, alternative transportation choices, and an enhanced quality of life for residents. The development of the Trails Strategy was supported by an extensive consultation strategy including Public Information Centres and an online public questionnaire with nearly 500 respondents. The overall proposed trail network seeks to build upon the existing six key trail systems which comprise the '150 Kilometres of Trails' project, and provide enhanced pedestrian and cycling facilities and connectivity between existing trails, urban streets, rural roads and waterways. The Trails Strategy also identifies the abandoned north-south Ottawa to Prescott railway corridor as a future opportunity to link settlement areas and provide a continuous recreational amenity throughout the municipality.

Other local, regional and provincial trail systems in the Counties with the potential for connectivity to existing and future local municipal trail systems include the Merrickville trails, the Waterfront Trail and St. Lawrence Bikeway which runs through the southern portion of the Counties, the Rideau Trail through the Township of Rideau Lakes, and trails in the Limerick Forest and Charleston Lake Provincial Park.

10.3 Local Municipal Official Plans

COMMON THEMES / POLICIES

Servicing

- All official plans discuss servicing policies and requirements and generally state that all development must be adequately serviced;
- Most villages and hamlets identified in the official plans are not connected to municipal services. Development in these areas must take place on private on-site water and sewer services; and
- Most official plans specify that communal services may be permitted if they are for the common use of more than five residential units or lots.

Transportation

- All official plans provide road classifications and depict transportation networks on official plan schedules;
- Some official plans specify the need for MTO permits for development in the vicinity of a Provincial Highway;

COMMON THEMES / POLICIES

- Most official plans include policies pertaining to road width standards and road widening; and
- Some official plans address active transportation and include policies to encourage cycling and walking as part of the transportation network, including cycling routes.

10.4 Infrastructure, Servicing and Transportation – Policy Options

Based on the identification of key issues, it is recommended that the Leeds Grenville Official Plan:

- Direct significant growth to fully-serviced urban settlement areas as specified in Section 5.1 of this Report;
- Reflect the PPS preferred servicing hierarchy;
- Provide policies to ensure that existing water, wastewater, transportation and transit infrastructure can meet the long-term needs of the Counties and its residents;
- Provide policies to ensure that the existing servicing and transportation infrastructure can serve the needs of existing and future development, and that adequate infrastructure is in place prior to proceeding with new development;
- Acknowledge the requirements of the Municipal Class EA process, with support for the integration of Class EA projects with *Planning Act* approvals, and address MTO requirements and policies for Provincial Highways; and
- Encourage active transportation in the Counties, including encouragement for local municipalities to develop and implement trails strategies; and
- Provide support for the implementation of the North Grenville Trails Strategy and consideration of a County-wide trails strategy.

11.0 EXISTING PLANNING ADMINISTRATION

The following sections provide a brief overview of how planning is currently administered in the Counties, and identifies key issues and policy options to be addressed in the Leeds Grenville Official Plan.

11.1 Current Status of Delegated Planning Approvals

As there is currently no County-level Official Plan in force and effect in the Counties, the Minister of Municipal Affairs and Housing is the approval authority for local municipal official plans and official plan amendments. The Counties is the approval authority for consents, plans of subdivision and part-lot control. The approval of minor variances has been delegated to the local municipalities and their respective Committees of Adjustment.

11.1.1 Framework for Delegation of Planning Approvals

Once the Leeds Grenville Official Plan is approved by the Minister of Municipal Affairs and Housing, in accordance with the *Planning Act*, the Counties will automatically assume approval authorities from the Province, which will include the approval of Lower-tier Official Plans and Official Plan Amendments (S.17 and S.26). This responsibility will be in addition to the current Counties approval authority of plans of subdivision and condominiums and part-lot control (S.51), and consents / severances (S.53).

Local Official Plan Amendments

Subsection 17(9) of the *Planning Act* provides the Minister the authority to exempt by order an official plan or proposed official plan amendment(s) from his or her approval. However, subsection 17(9) does not apply to an official plan amendment made under subsection 26(1) of the *Planning Act* (which relates to updating an Official Plan as part of a municipality's 5 year review of their Official Plan to ensure it conforms with provincial plans, matters of provincial interest and is consistent with provincial policy statements; and/or policies related to the designation/removal of employment lands).

Once the Leeds Grenville Official Plan is approved and in effect, the Counties is the approval authority for lower-tier official plans and official plan amendments (S. 17(2)). However, the Minister may by order pursuant to S. 17(10) of the *Planning Act*, authorize upper-tier municipalities to pass bylaws to exempt lower-tier official plan amendments from requiring upper-tier municipality approval. The Counties' ability to exempt approval of lower-tier official plan amendments may only occur once the Counties is prescribed by Regulation under the *Planning Act*. As indicated above, the exemption from approval of local official plan amendments does not include an official plan amendment made under subsection 26(1) of the

Planning Act, in relation to a 5- year review of an Official Plan or Provincial Plan conformity amendment.

Plans of Subdivision

Once the Leeds Grenville Official Plan is approved and in effect, the Counties will maintain its current approval authority for plans of subdivision (S. 51(5.1)). Counties Council may by by-law delegate the authority to approve plans of subdivision to their lower-tier municipalities (S.51.2(2)).

Consents

Once the Leeds Grenville Official Plan is approved and in effect, the Counties will maintain its current approval authority for consents under Section 53 of the *Planning Act*. The *Planning Act* authorizes the council of an upper-tier municipality, by by-law to delegate to the council of a lower-tier municipality the authority for the giving of consents under section 53 (S.54(1)).

11.1.2 Counties Planning Administration Structure

Following approval of the new Leeds Grenville Official Plan, the structure of the Counties Planning administration may be adjusted to reflect new statutory responsibilities. It is recognized that further discussion will be required with the local municipalities and the Counties in terms of what role the Counties will play in administering the upper-tier planning function, including their approval authority responsibilities, and any subsequent delegation of planning approvals to the local municipalities, to the extent approved by the province.

11.2 Existing Planning Administration - Key Issues and Policy Options

In determining the appropriate planning administrative framework for the Counties to administer the Counties' new planning function and responsibilities, it is recommended that the Counties consider:

- The available resources of the Counties to administer the new Official Plan and approval authority responsibilities, both in terms of required staffing and fiscal requirements;
- The desire of the Counties to manage planning approvals in a comprehensive and coordinated manner between the Counties and the local municipalities,
- The governance structure of the Counties and to what extent the Counties approval authority should be delegated to:
 - i. Counties staff;
 - ii. a Committee of Counties Council; and/or
 - iii. the Local Municipal Councils;
- The administrative structures of the Counties including elected Council and Counties staff, and their respective roles in administering the Official Plan approval authorities.

12.0 NEXT STEPS

This Report consolidates the key planning issues identified in the Issues Paper and the findings and recommendations of the Growth and Settlement Analysis and Employment Lands Analysis. This report also presents a range of policy options that will provide the foundation for discussions with the project Steering Committee, Counties and Local Municipal Councils, stakeholders, and the public, regarding the recommendations that should be considered in the preparation of the Leeds Grenville Official Plan. Consultations on the background studies undertaken to date were initiated in June 2014. The policy options and recommendations presented in this report will also inform the development of the Draft Official Plan in Stage Two of the project process. Following the receipt of feedback on the Background Reports, they will be circulated to the Ministry of Municipal Affairs and Housing (MMAH) for review.

It is anticipated that the first Draft Official Plan will be prepared in mid-September 2014, for review of the project Steering Committee and Counties and Local Municipal Councils. This will be followed by a second round of stakeholder and public consultations in November 2014 and review of the Draft Official Plan by the MMAH. The Statutory Public Meeting and recommendation for adoption of the Official Plan by Counties Council are anticipated in February and March 2015, respectively, following which the Plan will be submitted to the MMAH for approval.

REFERENCES

Province:

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Aggregate Resources Inventory of the United Counties of Leeds-Grenville, Southern Ontario, Paper 183, Ontario Geological Survey and Ministry of Northern Development and Mines, 2009

Housing and Homelessness Plan 2014-2024, United Counties of Leeds and Grenville, 2013

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Sustaining What We Value: A Natural Heritage System for the Frontenac, Lanark, Leeds & Grenville Area of Eastern Ontario, Ministry of Natural Resources, 2011

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Official Plan of the Township of Athens, 2010 (Consolidated 2012) –
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Township of Augusta Official Plan, 2012 – <http://www.augusta.ca/townhall/planning.htm>

Official Plan of the Township of Edwardsburgh/Cardinal, 2011 –
http://www.twpec.ca/index.php/city-hall/departments/include_building-and-planning/

Official Plan of the Township of Elizabethtown-Kitley, 2005, (Consolidated 2006) –
<http://www.elizabethtown-kitley.on.ca/content/official-plan>

Official Plan of the Township of Front of Yonge, 2006 –
<http://www.frontofyonge.com/index.cfm/government/official-plan/>

Official Plan of the Township of Leeds and the Thousand Islands, 2006 (Consolidated 2012) –
<http://www.leeds1000islands.ca/node/23>

Village Merrickville-Wolford Official Plan, 2008 – <http://www.merrickville-wolford.ca/office/documents-library?view=category&id=2>

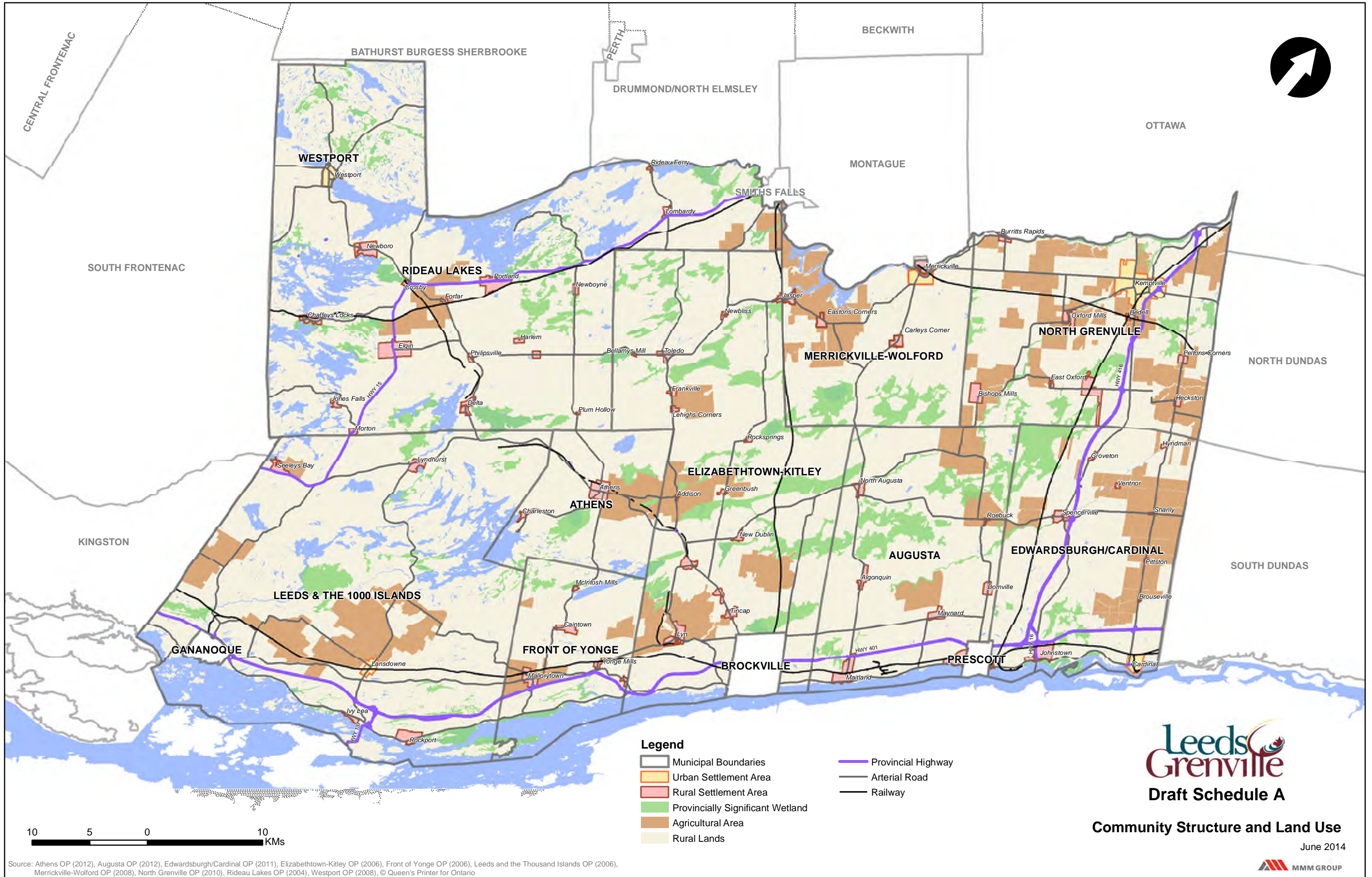
Municipality of North Grenville Official Plan, 2009 – <http://www.northgrenville.ca/OfficialPlan.cfm>

Official Plan of the Township of Rideau Lakes, 2004 (Consolidated 2010) – <http://www.twprideaulakes.on.ca/development/official-plan.html>

Official Plan of the Village of Westport, 2006 (Consolidated 2008) – <http://village.westport.on.ca/town-hall/administration/official-plan>

DRAFT SCHEDULES

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- Legend**
- Municipal Boundaries
 - Urban Settlement Area
 - Rural Settlement Area
 - Provincially Significant Wetland
 - Agricultural Area
 - Rural Lands
 - Provincial Highway
 - Arterial Road
 - Railway

**Leeds
Grenville**
Draft Schedule A

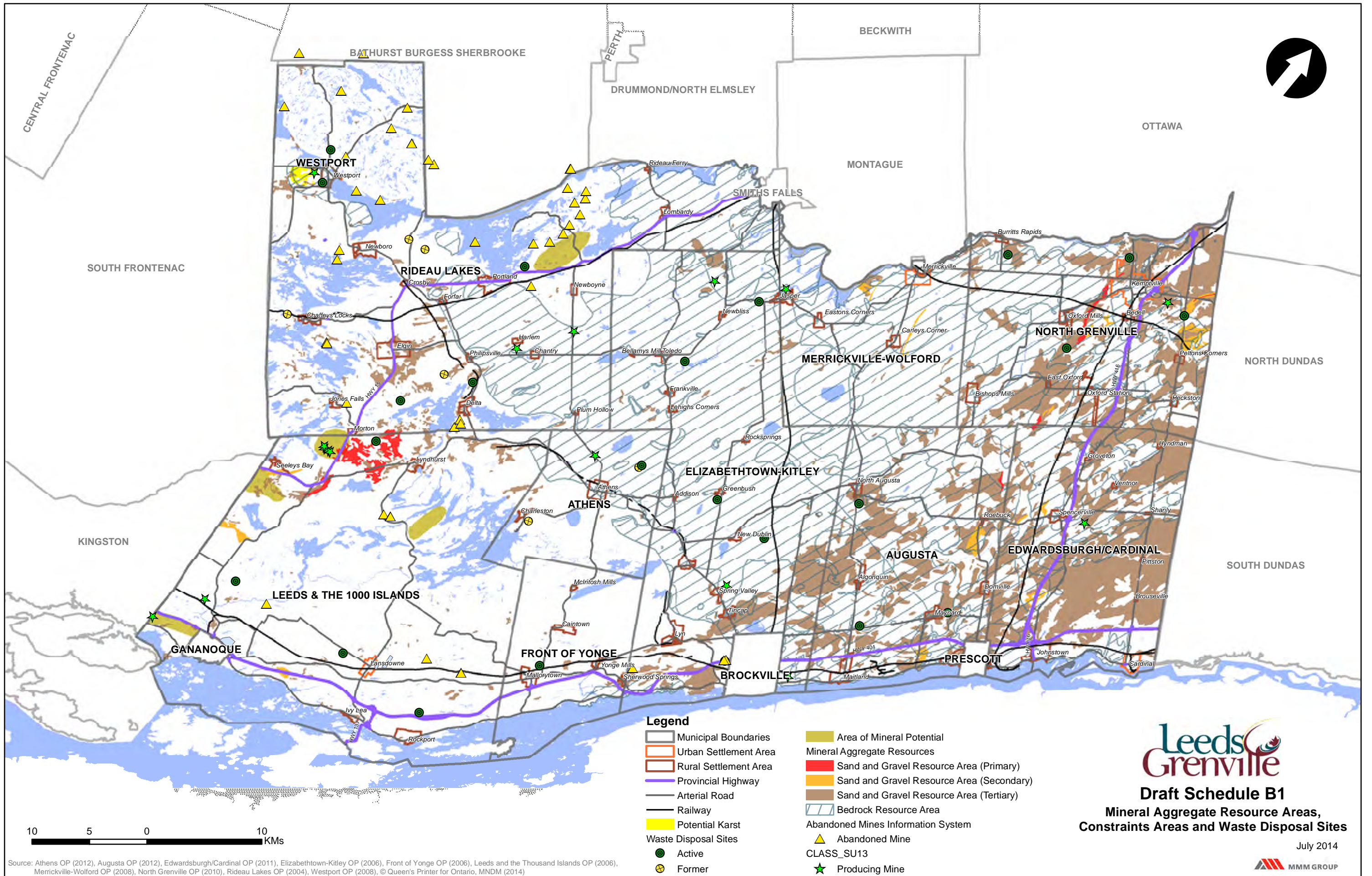
Community Structure and Land Use

June 2014



Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario

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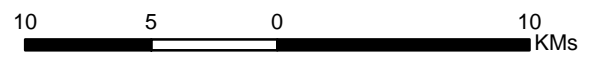
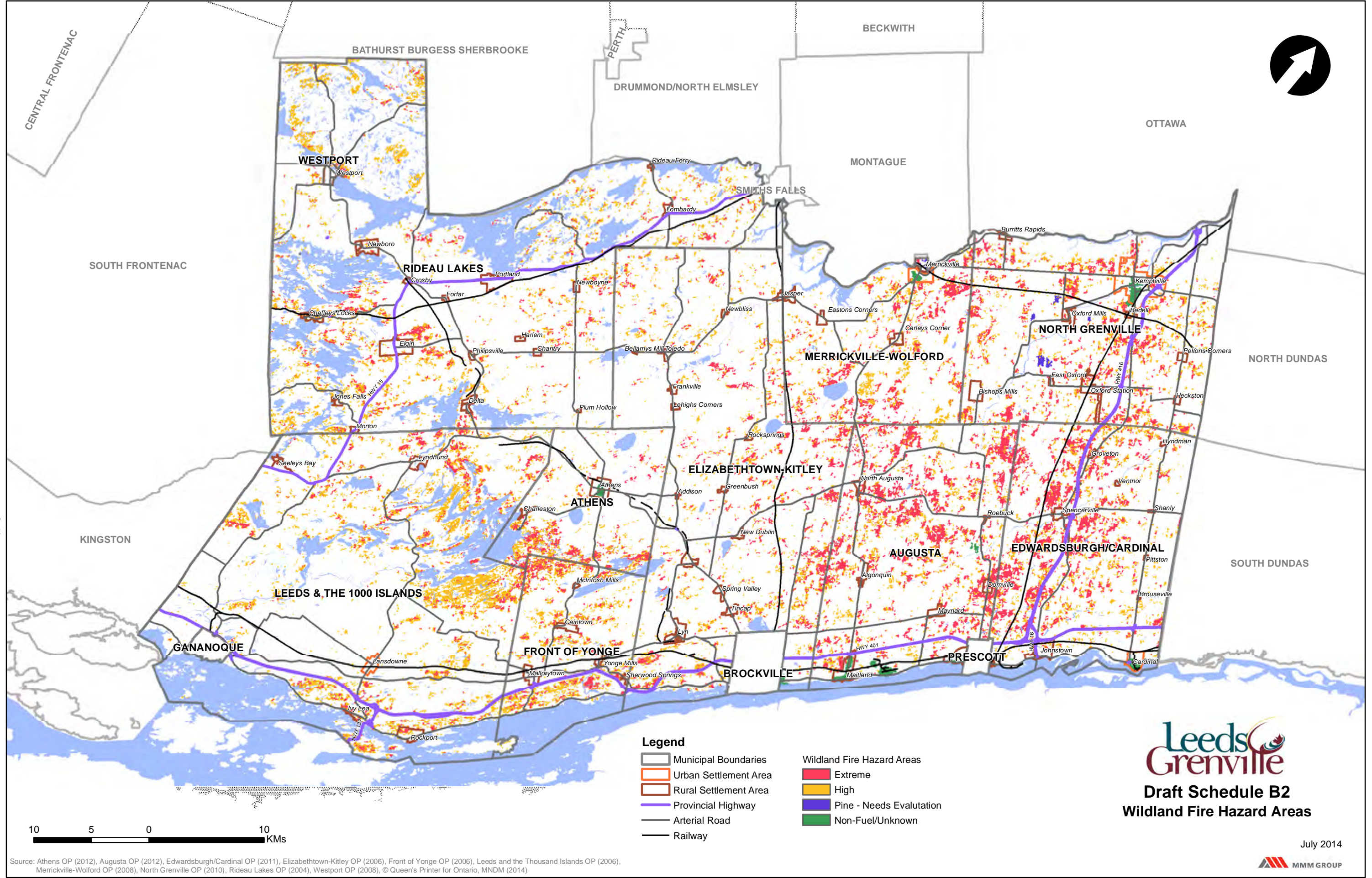
**Leeds
Grenville**
Draft Schedule B1
Mineral Aggregate Resource Areas,
Constraints Areas and Waste Disposal Sites

July 2014



Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario, MNM (2014)

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Legend

- Municipal Boundaries
- Urban Settlement Area
- Rural Settlement Area
- Provincial Highway
- Arterial Road
- Railway
- Wildland Fire Hazard Areas - Extreme
- Wildland Fire Hazard Areas - High
- Wildland Fire Hazard Areas - Pine - Needs Evaluation
- Wildland Fire Hazard Areas - Non-Fuel/Unknown

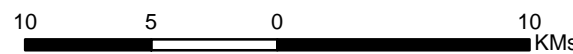
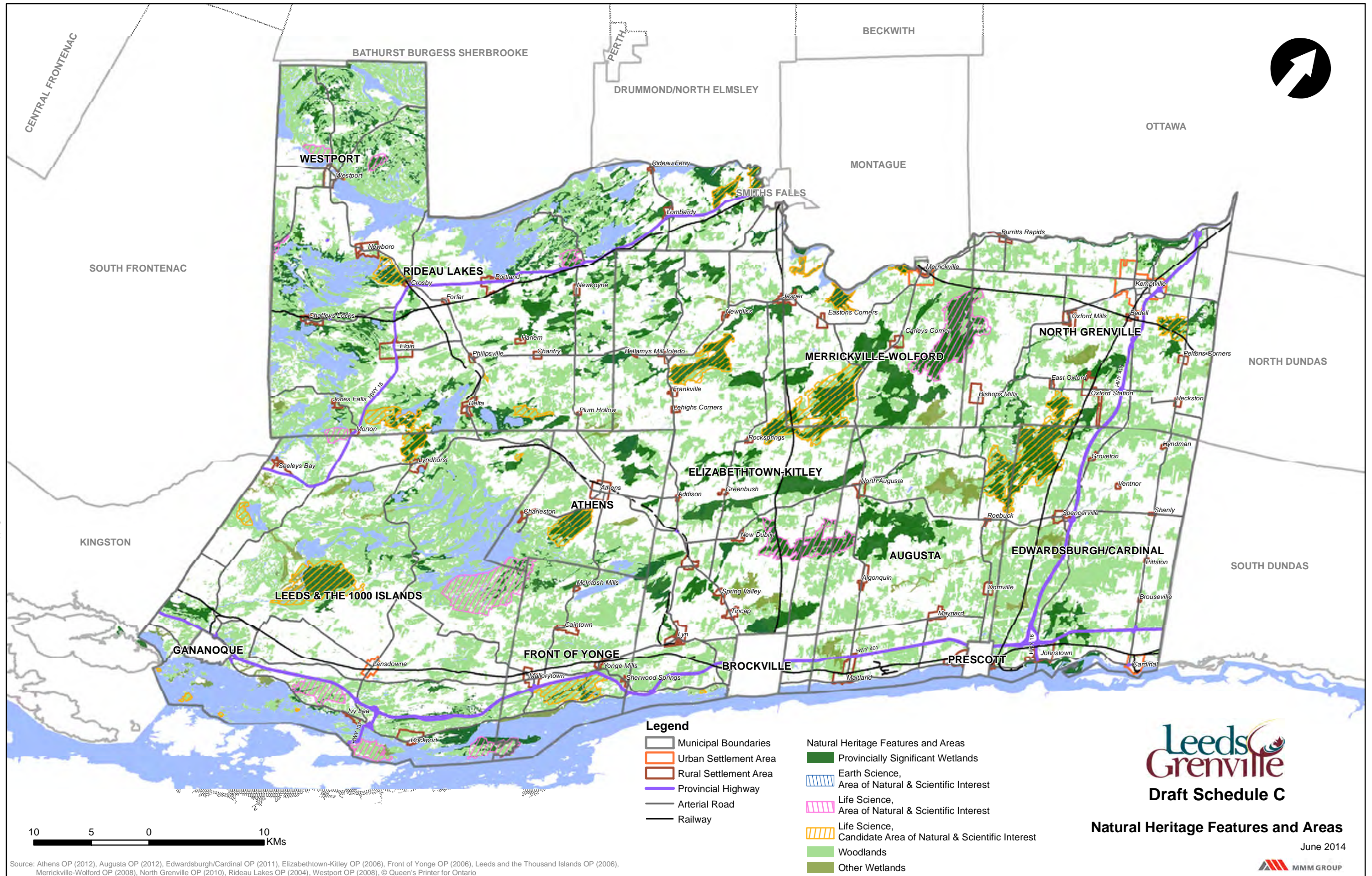
**Leeds
Grenville**
Draft Schedule B2
Wildland Fire Hazard Areas

July 2014



Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario, MNM (2014)

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Legend

- Municipal Boundaries
- Urban Settlement Area
- Rural Settlement Area
- Provincial Highway
- Arterial Road
- Railway
- Provincially Significant Wetlands
- Earth Science, Area of Natural & Scientific Interest
- Life Science, Area of Natural & Scientific Interest
- Life Science, Candidate Area of Natural & Scientific Interest
- Woodlands
- Other Wetlands

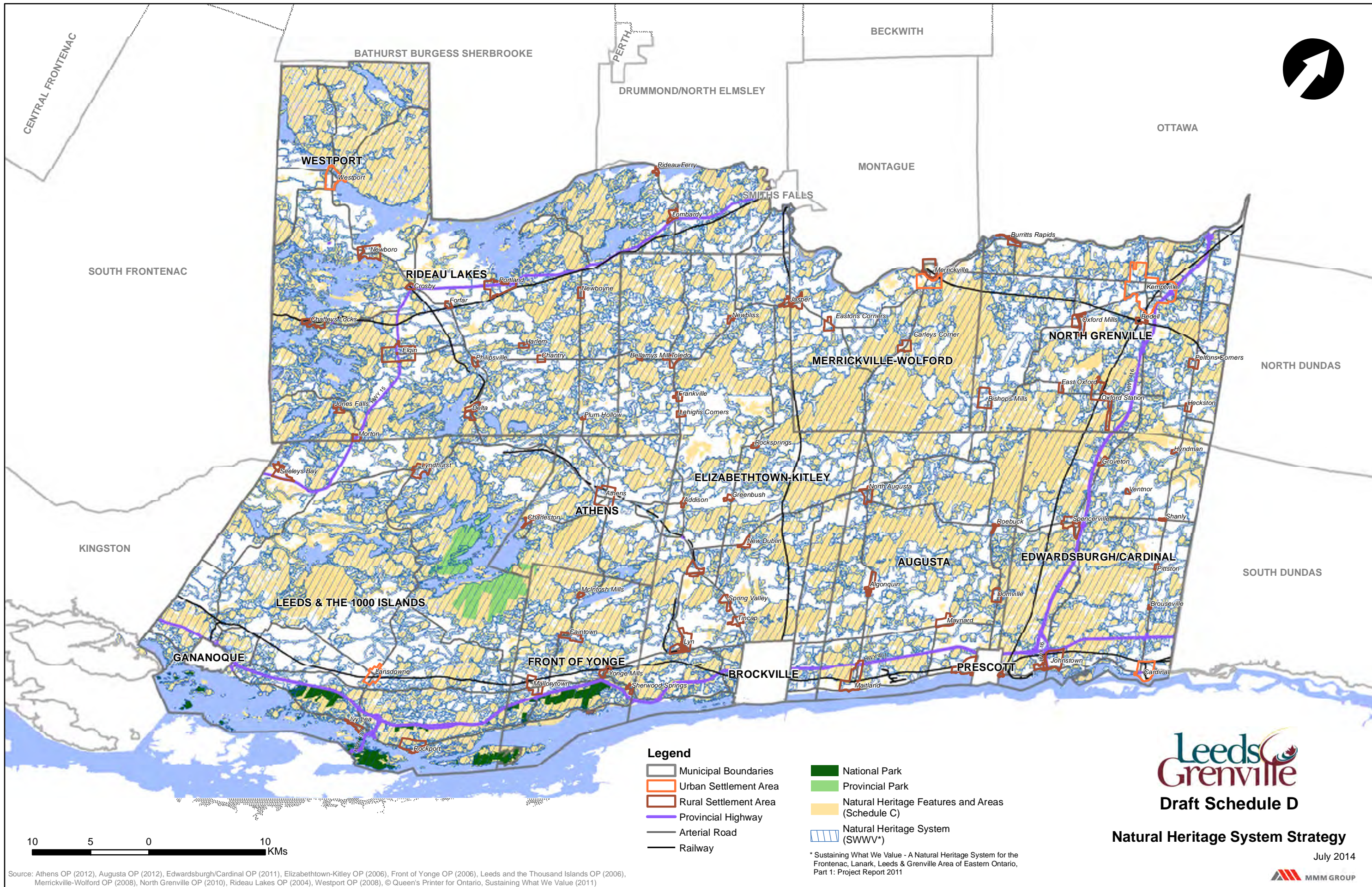


Natural Heritage Features and Areas

June 2014



Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario



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Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario, Sustaining What We Value (2011)

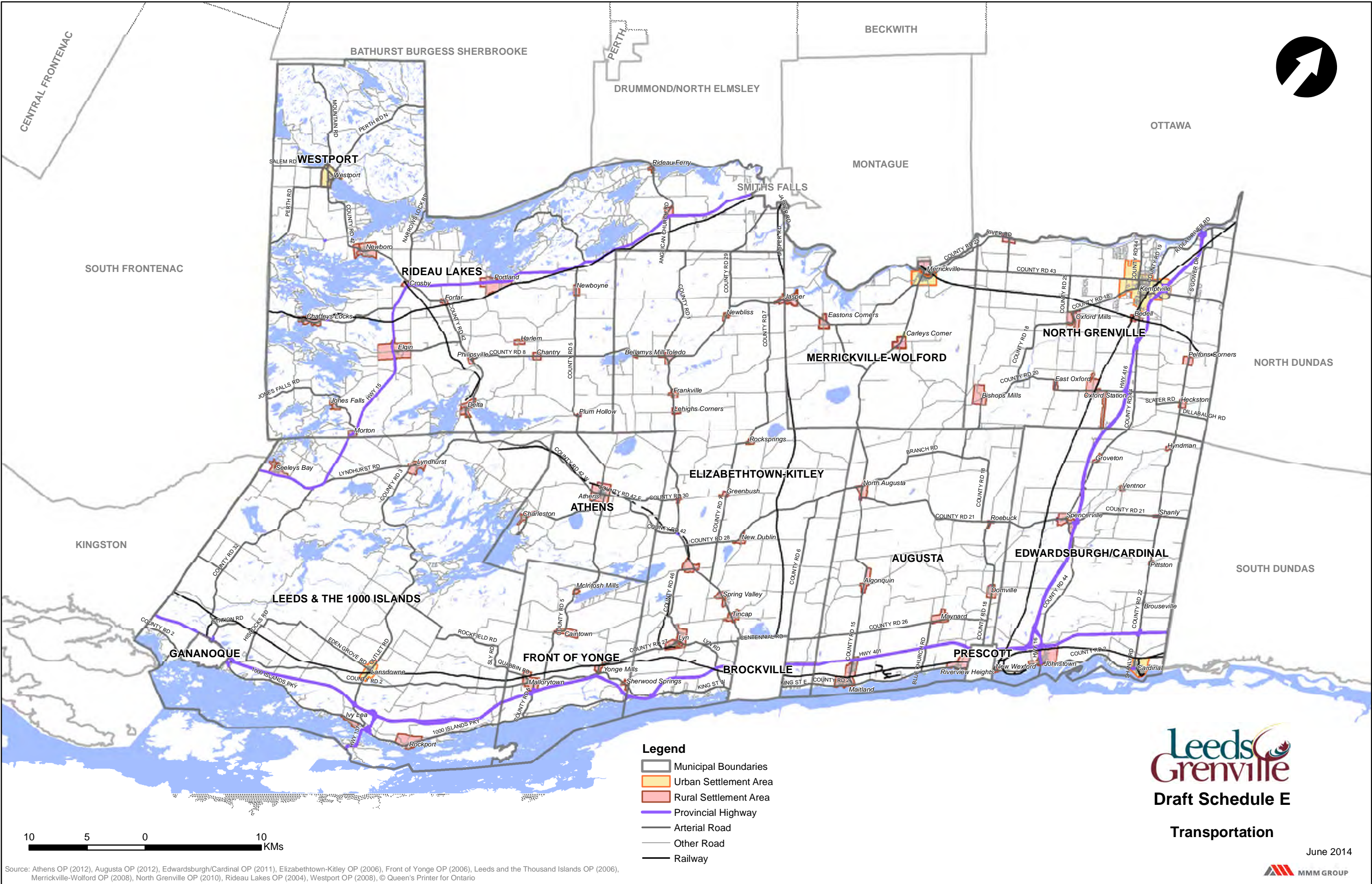


Natural Heritage System Strategy

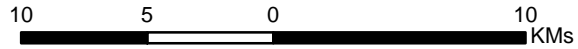
July 2014



* Sustaining What We Value - A Natural Heritage System for the Frontenac, Lanark, Leeds & Grenville Area of Eastern Ontario, Part 1: Project Report 2011



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- Legend**
- Municipal Boundaries
 - Urban Settlement Area
 - Rural Settlement Area
 - Provincial Highway
 - Arterial Road
 - Other Road
 - Railway

**Leeds
Grenville**
Draft Schedule E

Transportation

June 2014

Source: Athens OP (2012), Augusta OP (2012), Edwardsburgh/Cardinal OP (2011), Elizabethtown-Kitley OP (2006), Front of Yonge OP (2006), Leeds and the Thousand Islands OP (2006), Merrickville-Wolford OP (2008), North Grenville OP (2010), Rideau Lakes OP (2004), Westport OP (2008), © Queen's Printer for Ontario



APPENDIX A – SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
Planning Administration									
TBD - Questionnaire	TBD - Questionnaire	- JL Richards consulted as "planner of record" - CAO and Community Development Coordinator undertake routine matters i.e. inquiries, pre-consultation, straightforward Site Plan Control agreements, Consents, and most Minor Variances	TBD - Questionnaire	- 1) Zoning Administrator; 2) Contract Planning Consultant	TBD - Questionnaire	TBD - Questionnaire	- In-house planning staff: Director (RPP); Senior Planner (RPP); Intermediate Planner (GIS & RPP pending); Student interns	- Day to day application consultation and review is handled by an Associate Planner (professional planner) - The Manager of Development Services is also professional planner and provides associated review, delegated approval authority as well as a leading role in long term planning and special projects	TBD - Questionnaire
Current Official Plan in Force									
- Official Plan of the Township of Athens, Approved by MMAH 2010 (July 2012 Office Consolidation) - Planning horizon 2030	- Township of Augusta Official Plan, Approved with Ministry Modifications – May 25, 2012	- Official Plan of the Township of Edwardsburgh/Cardinal (Approved by MMAH 2011) - Planning horizon 2029	- Official Plan of the Township of Elizabethtown-Kitley, Approved by MMAH 2005 (November 2006 Office Consolidation)	Official Plan of the Township of Front of Yonge, Approved by MMAH 2006 (September 2006 Office Consolidation)	- Official Plan of the Township of Leeds and the Thousand Islands Consolidated Copy, Approved by MMAH 2006 (March 2012 Office Consolidation)	- Village of Merrickville-Wolford Official Plan, Approved by MMAH 2008 (Office Consolidation 2008) - Planning horizon 2023	- Municipality of North Grenville Official Plan, Approved by MMAH 2009 - Planning horizon 2028	- Official Plan of the Township of Rideau Lakes, Approved by MMAH 2004 (December 2010 Office Consolidation) - Planning horizon 2022	- Official Plan of the Village of Westport, Approved by MMAH 2006 (Consolidated Copy July 2008) - Planning horizon 2025
Recent Amendments (ongoing, approved)									
TBD - Questionnaire	TBD - Questionnaire	- OPA#1 for housekeeping awaiting MMAH approval on OPA#2 to allow for expansion of existing sand pit	TBD - Questionnaire	- One	TBD - Questionnaire	TBD - Questionnaire	- 4 site-specific amendments approved since 2009; 1 in process	- A small number. Mostly area specific related to a designation. One policy based related to allowing new private roads if in a plan of condominium. - There may be one minor upcoming application to realign a boundary of a Prime Agricultural designation for one rural lot.	TBD - Questionnaire
Other Policy Initiatives									
TBD - Questionnaire	TBD - Questionnaire	- N/A	TBD - Questionnaire	- None until after County OP adoption	TBD - Questionnaire	TBD - Questionnaire	- Update of Servicing Master Plan - Rideau Corridor Landscape Strategy - Source Water Protection Plan - Capital Development Charges Background Study & Update - Interactive ZBL website in development - On-going "house keeping" amendments to ZBL (consolidated in 2013)	- Delta CIP; ZBL Housekeeping Amendment; DC Background Study/By-law; Future of Septic Re-inspection Program; Source Protection; Updating Road Allowance Closure and Conveyance Policy and Procedure	TBD - Questionnaire
Key Planning Issues									
TBD – Questionnaire - OP: - Preserve and enhance the rural character and beauty through regulating new development and	TBD - Questionnaire - OP: - Appropriately serviced development in Village and Hamlet settlement areas - Maintain and increase	- Questionnaire: N/A - OP: - (2.2) Sustainable and economically viable growth and development - Broad uses, balanced mix	- TBD – Questionnaire - OP: - Avoid the blurring of closely physically-situated communities and to encourage a sense of rural	- Questionnaire: - OP requirements related to Source Water Protection Plan - OP: - Encourage, within the	TBD – Questionnaire - OP: - (2.0) UNESCO designation; natural beauty and quality of life, natural heritage	TBD – Questionnaire - OP: - Protect natural resources, cultural resources, Rideau Canal as a National Historic Site and support	- Questionnaire: - On-going development pressures - OP: - Management and preservation of natural	- Questionnaire: - Waterfront conversion/year round living pressures; identifying and codifying private roads - naming and numbering; supporting appropriate non-residential	TBD – Questionnaire - OP: - (2.0) Need for community facilities and safety for aging population - Encouraging

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
<p>encouraging it to locate in designated settlement areas.</p> <ul style="list-style-type: none"> - Promote opportunities for living in designated settlement areas as well as, to a lesser extent, the rural area. - Long term development of viable water and/or sewage servicing options for the village of Athens. 	<p>employment base</p> <ul style="list-style-type: none"> - Preserve cultural heritage including historical connections to First Nations and early settlers and to natural heritage the St. Lawrence River 	<p>of residential densities</p> <ul style="list-style-type: none"> - Waterfront development with regard to public spaces, recreation - Industrial Park as economic centre - Increasing number and diversity of employment opportunities - Cultural heritage preservation; Rivers and waterways, Gallop Canal, etc. - Natural environment and agricultural land protection 	<p>character within the County Road No. 29 Corridor.</p> <ul style="list-style-type: none"> - To recognize the County Road No. 29 Corridor (Brockville city limits towards New Dublin Road) as a main entryway into Elizabethtown-Kitley and to ensure this area reflects the Township's rural character to the extent possible, having regard to the corridor's gateway role. 	<p>constraints imposed by reliance on private individual sewage and water services, the provision of an adequate supply and range of housing types and supporting amenities to satisfy the needs of existing and future residents, including those with special needs.</p>	<ul style="list-style-type: none"> - Ground and surface water resource protection - Agriculture, mineral and forestry land resources and economic opportunities - Development pressure from conversion of cottages to year-round dwellings - Business community, especially in settlement areas and adjacent to St. Lawrence - Tourism development 	<p>management plan for the Canal, rural character of Village</p> <ul style="list-style-type: none"> - Ensure adequate housing supply and range of housing types - To guide conversion of season to permanent dwellings - Encourage development of commercial and industrial uses to urban area - Servicing strategy for urban area - Control strip development 	<p>resources</p> <ul style="list-style-type: none"> - Accommodating future growth; efficient use of existing serviced land, logical extension of services, sensitive infilling - Residential development pressure to be balanced with desirable commercial and industrial development - Innovative economic opportunities - Agricultural business, research - Promotion and support of tourism - Social needs - Transportation, servicing, and communications network linkages (i.e. to larger market areas via Hwy 416, County Road 43, railway corridors and Port of Prescott); natural linkages (i.e. Rideau River and South Branch waterways) 	<p>development to provide local balance; supporting economic development related to the Rideau Canal (World Heritage Site); supporting viable and socially and economically vibrant villages with only on-site services; supporting local agriculture and value-added activity etc.</p> <ul style="list-style-type: none"> - OP: - Harmonize land use policies across 5 former wards (1.3.1) - Support villages and hamlets as residential communities and local service centres - Protection of waterbodies from environmental degradation, and for rec and tourism value - Protection of few areas with soils of high agricultural capability - Support local enterprises, especially in relation to tourism and recreational sectors of economy - Monitor developments; will likely continue almost exclusively on private services 	<p>intensification and infill on serviced lands</p> <ul style="list-style-type: none"> - Tourism potential; Maintain heritage character - Protect natural, cultural resources / preserve sites of historical significance - Adequate housing supply; rehab and renewal which retains heritage character - Orderly development of commercial activities - Phasing of new development - Protect against impacts from incompatible development - Servicing strategy
Growth Management: Key policy directions; growth forecasts (population and employment); economic development; housing affordability									
<ul style="list-style-type: none"> - A minimum of 60% of the lots created for residential development anticipated over the next twenty years could occur within settlement areas as opposed to rural areas (1.3.4). 	<ul style="list-style-type: none"> - (4.4) Distribution of Growth and Development: Will seek to direct 60% of new development to occur within its settlement areas - Over the next 20 years new lots to be created by consent or plan of subdivision shall occur primarily within the limits of settlement areas. 	<ul style="list-style-type: none"> - A minimum of 60% of new development within settlement areas (3.1.1) - Housing mix in Settlement Areas (subject to availability of water and waste water services): 70% low density residential (8-12 units/net ha); 20% medium density residential (12-24 units/net ha); 10% high density residential (24+ units/net ha) (3.1.4.4 & 3.1.4.5) - Community Core policies for older neighbourhoods to establish compact, mixed-use, ped-friendly activity nodes in Spencerville and Cardinal (3.1.5) - Settlement Area Boundary expansions (3.1.8); allowed in prime agricultural areas if lands do not compromise 	<ul style="list-style-type: none"> - (2.3) Housing Policy: Plan includes policies to ensure that there is a 10 year supply of land designated and available for future residential development. 	<ul style="list-style-type: none"> - It is acknowledged that the Township is only one municipality within a wider regional market area and is unable to accommodate all forms of residential development. Higher density and multiple-unit residential developments are generally better suited to urban, municipally-serviced communities outside the Township, but within the regional market area. - There is at least a ten-year supply of land designated and available for future residential development 	<ul style="list-style-type: none"> - (2.4) < 1% population growth from 1976-2001; decline from 1996-2001; conversion of cottages to year-round dwellings; 1992-2002 approx. 43 new dwellings / year; and 32 new lots / year - 1% growth expected to continue - (4.6) Economic Policy: foster growth of Township as recreational and vacation hub; encourage tourism marketing and support of facilities, recreational linkages, tourism initiatives i.e. festivals, PPPs 	<ul style="list-style-type: none"> - 2001 population: 2500; By 2023, population expected to reach 4000 - Additional seasonal population associated with cottage development on Rideau Canal – not expected to increase in planning period - (2.2) Majority of development directed to settlement areas; to the extent possible, development in urban serviced area of Merrickville is intended to take on full municipal services; outside Merrickville, expected that most future development will take place on private water supply and septic systems – relatively low densities - (4.2.1.2) Merrickville urban area expansion policies 	<ul style="list-style-type: none"> - (2.4) Growth Forecast: employment, population, housing, and non-residential construction projections assumed 3% growth / year; 2028 population of 28, 668 persons and 11,707 households (6,249 new units); 70% low density & 30% medium density - Land req'ts: growth accommodated through intensification in existing settlement areas; development of vacant lands within limits of existing urban areas; identification of urban area expansion (avg. density of 23 units/ gross ha - (2.5) Detailed Growth management, financing, and servicing policies: i.e. Kemptville compact urban form; growth directed to 	<ul style="list-style-type: none"> - (1.3.2) 2001 population: 9,687 permanent residents and 6800 assessed dwellings; increases to 13,000 during summer - By end of 2022, Township's population will be approx. 12,000 residents; decline in household size. - Scarcity of road-accessible waterfront land, increased awareness of environmental concerns, and toughening regulations have led to decline in residential development and building permit activity - (2.3) Economic Policy: currently over 90% residential assessment; intent to increase non-residential development potential - (2.3.2) Recreational Hub: specific policies 	<ul style="list-style-type: none"> - Population: older than average; above average proportion of 65+ (29.4%) - Development expected to continue at current pace - Accessory Apartment (3.1.2): 1 permitted in a single detached dwelling - Infilling (3.14): infill of vacant areas encouraged which can be provided with municipal services - Mobile Homes (3.16): not permitted

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
		Specialty Crop Areas, there are no reasonable alternative areas & impacts are mitigated - Industrial Park (3.2): primary employment area - (5.1.3) Water, Waste Water and Stormwater Services; development discouraged where it could lead to unplanned expansion to existing water and waste water infrastructure - (6.3.22) Brownfield Redevelopment encouraged for intensification - (6.3.23) Affordable housing by enabling full range of housing types and densities; monitoring need for social assisted housing; encouraging infill and housing intensification; maintain a min. 10 year residential land supply; min. 3 year supply of registered or draft approved residential development; provisions for accessory dwelling units; reduce housing cost; min of 25% of all new housing units to be "affordable", as per PPS				- (4.2.2.3) Urban area densities: low density development shall not exceed 22.7 units/net ha (may be exceeded to permit semi-detached and duplex dwellings); medium density shall not exceed 35 units/net ha; high density shall not exceed 60 units/net ha - (4.2.5) Business Park designation serve as major employment areas	areas with full municipal services; low density in rural Residential designation; staged extension of services; potential development staging strategy within Urban Serviced Area - (2.2.4) Settlement Patterns: Town of Kemptville to provide mixed housing opportunities; primary centre for residential, commerce and services - Hamlets will continue to function as local service centres; additional low density residential development, existing rural residential subdivisions and traditional rural areas - Up to 150 new rural residential lots will be permitted during planning period under "cluster lot" policies (12.5) - (2.2.5) Economic Development: Employment opportunities incl. R&D, green tech, education, agriculture (agri-food industries), tourism, service and light industry, health care - (2.2.8) Commerce and Industrial: Town of Kemptville and South Gower Business Park will be focus of majority of future commercial and industrial activity; Hwy 416 as economic corridor - (2.3) Economic Development Strategy: Downtown Kemptville as destination; commercial industrial development along County Road 43, Economic Enterprise area abutting Hwy 416; tourism; Local economic generators of Kemptville District Hospital, Ferguson Forest Centre, University of Guelph – Kemptville Campus; active and passive recreation; Algonquins of Ontario Economic Development Plan proposed system of Algonquin Nation Trails and Tourist Commercial Rest Stop areas	encouraging the promotion and support of tourism and related development and business activities - (2.4) Housing Policy: ensure 10-year supply of land designated and available for future residential development; variety of housing options; direct new housing to built-up areas such as villages and hamlets	

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
							- (11.0) Housing: housing supply needs and affordable housing policies i.e. 25% affordable housing component in larger developments; (11.3.3) Garden Suites and Secondary Units		
Community Settlement Structure: Development Policies; Urban Areas; Hamlets and Villages; Other Clusters; Employment Areas									
<ul style="list-style-type: none"> - Settlement Area (3.7): 2 communities designated Settlement Area: the villages of Athens and Charleston (Schedule A). - Permitted uses within a Settlement Area include: residential (3.7.3), general commercial, tourist commercial (3.7.4) and limited industrial (3.7.5). - Expansion to Settlement Area Boundary (3.7.6) 	<ul style="list-style-type: none"> - Settlement Areas (4.1): Villages of Maitland, Maynard and North Augusta are the primary settlement areas and that there are several small agricultural communities that have historical context as Hamlets. Although those communities have in many cases lost their commercial presence, they have a strong cultural significance and the Plan maintains these areas within the settlement area designation - Employment Lands (5.1) is comprised of mostly Industrial Park; primary employment area 	<ul style="list-style-type: none"> - Settlement Areas (3.1): Villages and Hamlets where growth will be focused – Brouseville, Cardinal, Groveton, Hyndman, Johnstown, New Wexford, Shanly, Spencerville, Pittston, Ventnor - Settlement Area Land Uses: - Community Core (3.1.5): older neighbourhoods with main traffic artery and mixed land uses in Spencerville and Cardinal - Commercial (3.1.6) - Industrial (3.1.7) - Industrial Park (3.2): primary employment area located between New Wexford and Johnstown (Schedule A); residential land use leases along St. Lawrence River to be phased out - Highway Commercial (3.3): large format retail and service commercial development at provincial highway interchanges and along international bridge corridor; commercial gateway to Township 	<ul style="list-style-type: none"> - (3.8) Settlement Area: The villages and hamlets designated as Settlement Area include the population centres of Lyn, Tincap, New Dublin, Addison, Greenbush, Rocksprings, Frankville, Toledo, Bellamy's Mills, Jasper and Newbliss - Permitted uses within the Settlement Area designation may include residential, general commercial and tourist commercial uses, and small-scale light industrial uses - (3.9) Residential: the Residential designation is intended to provide for the bulk of new residential development over the planning horizon of this Plan - (3.11) Industrial/Business – two industrial/business parks located in the County Road No. 29 Corridor Area (Township's/Coon's) 	<ul style="list-style-type: none"> - (3.7) Settlement Area: communities designated Settlement Area include Mallorytown, Yonge Mills, Caintown, Sherwood Springs and McIntosh Mills - Permitted uses within the Settlement Area designation shall include residential, general commercial, tourist commercial and limited industrial uses, subject to use specific policies - New development shall be encouraged to take place as a logical extension of existing development. - General Commercial and Tourist Commercial uses permitted in the Rural designation shall be permitted - In general, industrial uses shall not be permitted in the Settlement Area designation. Small-scale light industrial uses such as a tradesperson's workshop may be permitted, subject to an amendment to the Zoning By-law 	<p>Land Uses:</p> <ul style="list-style-type: none"> - (5.1) Villages: Ivy Lea, Lansdowne, Lyndhurst, Rockport, Seeley's Bay - Only Lansdowne on municipal piped services, densities may be increased as appropriate to allow for a range of housing types, including row housing and low rise apartments; Elsewhere, residential development limited to low densities (i.e. 1-2 family dwellings and senior citizen apartments); med - high density residential development and development on waterfront lots are designated as Site Plan Control Areas - Commercial, small-scale Industrial permitted are designated as Site Plan Control Areas - (4.11) Institutional uses permitted in all land use designations except Agriculture, Mineral Resource, Industrial or within Natural Heritage Systems - (4.12) Land Use Compatibility and Buffering - (4.17) Parks and Recreational Facilities: permitted in all land use designations; in Agriculture, use must leave large parcels suitable for commercial farming; no buildings or construction; no adverse soil/topography alteration - (4.22) Separation distances: residential uses separated from potential sources of nuisance, MDS applied to all development - (5.3.7) Public Open Space - (4.5) Division of Land: New lots only approved if soil and drainage conditions are suitable to site 	<ul style="list-style-type: none"> - (4.2) Urban: Merrickville urban area - Land Uses: Residential, Core Area, Highway Commercial, Business Park, Institutional, Open Space - Residential: permits full range of dwelling types: low density single-detached to high density apartment dwellings and complementary uses - All future subdivisions must incorporate grid road pattern for historic character - Core Area: downtown, intended to include institutional, public, residential, and commercial uses; focal point for tourism; BIA development; downtown improvement projects; cultural heritage preservation; encourage a continuous pedestrian-oriented shopping district; mixed-use commercial / residential - (4.3) Rural: balance of Village including rural Hamlet comprise rural area - Land Uses: Hamlet, Rural, Agricultural, Mobile Home Development, Aggregate Reserve, Mineral Resource, Salvage Yard - Hamlet: established settlement areas incl. undeveloped land; permitted uses are primarily single-detached dwellings but all types of multiple residential development permitted; Commercial and industrial development - (3.24) Public and Institutional Uses: Public utilities generally permitted in all land use designations subject to land use criteria; 	<ul style="list-style-type: none"> - Urban and rural area: Town of Kemptville; Hamlets of Bishops Mills, Burritts Rapids, East Oxford, Heckston, Oxford Mills, Oxford Station, Pelton's Corners, Patterson's Corners - (10.0) Urban Service Area: Town of Kemptville; existing and proposed municipal services; Schedule B; divided into land use designations for Residential (full range of housing, max. density 33 units/gross ha + bonusing; special residential designations; neighbourhood character; urban design principles), Downtown Commercial, Highway Commercial, Economic Enterprise, Industrial, Parks and Open Space, Agriculture; Planning Impact Analyses for OPAs and zone changes - (8.0) Land Use Policies – Hamlet: Schedule A; concentrated growth encouraged; Residential 1-2 unit dwellings; small-scale commercial on main roads; light industrial – respective of historical or built heritage - (12.5) detailed division of land policies 	<ul style="list-style-type: none"> - (3.8) Village and Hamlet: Chaffey's Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newboyne, Philipsville, Plum Hollow, Portland, and Rideau Ferry; permitted uses include residential, general commercial, tourist commercial, and limited industrial - Land Uses: - Residential: single detached to multiple unit dwellings, including dwelling units within non-residential buildings permitted, subject to completion of required studies - Commercial: General Commercial and Tourist Commercial permitted in Rural designation are permitted; encouraged to concentrate in groupings along main roads; open storage not generally permitted - Industrial: only small-scale light industrial i.e. tradesperson's workshop; open storage not generally permitted - (2.10) Public and Institutional Uses: permitted in all land use designations, except as elsewhere provided in Plan - (2.11) Parks, Trails, and Rec Facilities - (2.12) Crown and Conservation Lands - (2.2) Waterfront Development Policies: Lake Capacity; Water Setback (30 m from high water mark; decreases subject to Fish Habitat and Adjacent Lands and EIA sections of Plan); Water Frontage 60 m; Narrow 	<ul style="list-style-type: none"> - Village settlement area - Land Uses: - Residential (4.1): - Low density single-detached to medium density multiple dwelling + complementary permitted uses - New development to occur as per Schedule A phasing: Phase I – currently serviced, infilling; Phase II – intended for development after Phase I, holding zone/no new lots until servicing can be provided at developer's expense; Phase III for long-term future development, interim uses are agriculture, forestry, conservation, open space - Unserviced (4.1.3.3): located at outer edges of Village on Schedule A; only minor infilling on existing lots allowed - Central Commercial (4.2): downtown; focal point of activity and principle retail centre of community including commercial, institutional, public, residential uses; tourism focus; historic nature; townscape/downtown improvement - Highway Commercial (4.3): predominantly commercial uses requiring highway location - Open Space (4.4) - Sewage Treatment Facility (4.5): existing municipal sewage treatment facility site

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
					buildings, there is a sufficient and potable water supply, and adequate means of sewage disposal; lots on private individual services will have sufficient area and frontage to protect long-term groundwater quality - Waterfront lots min. area 1 ha and min. frontage 60 m; other lots min. area of .6 ha and min. frontage of 45 m - Strip development avoided - Direct access onto 1000 Islands Parkway restricted	other public, community, institutional uses permitted in all land use designations except Agricultural, Wetland, Aggregate Resource, Salvage Yard and Mineral Resource - (3.7) Division of Lands: lot creation only where undue extension of any major service would not be required; for new lots on private services, min. lot size 1 ha, not less than 0.8 ha; outside Hamlets and urban area of Merrickville, consents should be for infill in existing developed areas and not of extending existing strip development; for residential subdivisions on private services, development shall occur in phases, with each phase not exceeding 25-30 lots		Channels and New lot creation on Narrow Channels; Boat Capacity on Rideau Canal - (2.6) Environmentally-Sensitive Development	
Countryside Area: Prime Agricultural and Rural Area delineations; Permitted uses (Secondary agricultural uses)									
- Agriculture (Schedule A): reflects land containing Class 1, 2, & 3 Soils. Designation may also include some lands with Class 4-7 soils and other areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture (3.8.1). - Rural (Schedule A): represents the bulk of lands within the Township and are characterized by their historical role in accommodating the farm and rural communities as well as recreational uses (3.6.1)	- Agricultural Resource Policy Area - Residential Uses: One single detached dwelling and accessory structures are permitted on each conveyable lot having frontage on a public road which is maintained on a year round basis. A second dwelling (attached or detached) is permitted for full time farm help on the same lot as the principal dwelling. All residential dwelling units shall have regard to the MSD calculations with the exception of residential units which are part of a farm operation. - Rural Policy Area (3.1): lot creation in excess of three lots, including the retained lot, from the original lot shall take place by Plan of Subdivision in accordance with the Planning Act and any UCLG specific policies and requirements. For the purposes of this policy the original lot is defined as the lot as it existed as of the date of approval of the previous Official Plan being July 26, 2004 (3.1.3.2); minimum lot area .8	- Agricultural Area (3.5) permitted uses: agricultural uses/normal farm practices, secondary uses, conservation/mgmt. of natural environment, small scale industrial/commercial directly related to agriculture, wayside pits/quarries (must have rehabilitation plan for land); public utilities/communications, related residential uses; subject to MDS - Rural Policy Area (3.4): - 2+ lots requires Plan of Subdivision; Consents for lot enlargement, clarification of title, or legal/technical reason (3.4.3) - Residential permitted: single, semi-detached and duplex, accessory apts (3.4.4); Min. lot area 1 ha (3.4.5) - Non-residential permitted uses (3.4.6): Resource, Commercial and Industrial, Institutional (recreation/tourism); Infrastructure (waste disposal facilities)	- Agriculture (3.2): A dwelling accessory to any of the foregoing uses and located on the same lot shall be permitted. Residential accommodation for farm employees may also be permitted on the same lot, subject to the provisions of the Zoning By-law. Farm-related residential uses on separate lots shall be permitted, subject to the policies of the Agriculture designation and the section of the Plan dealing with Land Division. - Rural (3.7): Permitted residential uses shall generally be restricted to single dwellings developed on the basis of one dwelling per lot. Rural lands are intended for low density residential development that complements the character of the rural environment; - Rural designation (3.7.2): a variety of land uses shall be permitted including those uses permitted in the	- No Agriculture land use designation; agricultural uses included in Rural designation - (3.6) Rural: Shown on Schedule A. Permitted uses: Within the Rural area, a variety of land uses shall be permitted including agriculture, forestry, conservation, various outdoor recreational uses and commercial, industrial and residential uses - Agriculture-related commercial and agriculture-related industrial uses are permitted uses. - The scale of development in the Rural designation is intended to be limited and no more than 40 lots shall be registered in a plan of subdivision. Any proposal to register a plan for more than 40 dwelling lots shall require an Official Plan amendment to establish a Special Exception Area. - Rural lands are intended for low density residential development that complements the character of the rural environment. - As a general policy, established agricultural	- (5.2) Agriculture: designation applies to prime agricultural areas where prime agricultural land predominates; identified using input from province, soil capacity mapping, site investigation – Schedule A - Permits all forms of agricultural activity, related small-scale commercial and industrial uses, accessory dwellings, farmers' dwellings; MDS compliance - (4.5) New lots for non-farm purposes not permitted on lands designated Agriculture - (5.8) Rural: applies to most land in the Township - Land Uses: - Rural Residential: limited to single-detached dwellings and 2-unit dwellings; lot creation by severance or plan of subdivision; subdivisions limited to 40 lots per phase - Commercial and Industrial: provide employment opportunities; encourage ecotourism; Thousand Islands Charity Casino; restrictions on proximity to	- (4.3.4) Agricultural: predominantly Class 1-3 soils; permitted uses include agricultural activities, related uses including small-scale commercial and industrial; MDS; farm employee accommodations; min. lot area of 40 ha - (3.3) Agricultural uses: MDS and nutrient management planning - (3.25) Rural Character: large portion of Village on which traditional rural land uses are located, including forestry uses, pit and quarry operations, rural industrial uses, etc.; integral to rural character - (4.3.3) Rural: designation intended to protect traditional rural activities incl. agriculture and forestry; Residential development on flat open land discouraged, directed to areas having natural tree cover, scenic views, rolling terrain; generally single-detached dwellings; policies for Limited Services Residential Development (abutting navigable waterway, not	- (3.0) Agriculture Land Use Policies: designation for highly valued soils; Schedule A & B; permitted uses include agricultural uses, secondary uses (i.e. accessory dwelling, home occupations, etc), and agriculture-related uses; max. of 2 accessory dwelling units on a farm property provided that at least one dwelling is single-detached; detailed policies including MDS; related commercial and industrial uses that require proximity to agricultural operations permitted - Land Stewardship, Sustainable Operations, and Nutrients Management - (4.0) Rural Land Use Policies: Rural designation for lands characterized by rural landscape; not intended to be focus of rural residential or commercial development; permitted uses include those permitted in Agriculture designation, commercial, industrial, and outdoor recreation - Residential: generally	- (3.2) Agriculture: prime agricultural areas predominantly characterized by Class 1-3 soils; protected and preserved; permitted uses include agricultural activities and associated on-farm buildings and structures, related small-scale commercial and industrial uses, accessory dwelling including for farm employees - MDS; nutrient planning management - (3.7) Rural: bulk of lands within Township; permitted uses include those in Agriculture designation, forestry, conservation, various outdoor recreational uses, and commercial, industrial, and residential uses subject to use-specific policies - Residential limited to single dwellings on basis of one dwelling/lot; low density residential development; somewhat higher density residential development will be contemplated for infill development and development located immediately adjacent to	- N/A

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
	hectares - Residential permitted (3.1.4): single dwelling units; semi-detached and duplex dwellings, secondary suites, accessory apartments and senior's dwellings and retirement homes. - Agricultural Areas permitted uses (3.2.1)		Agriculture designation, forestry, conservation, various outdoor recreational uses, small-scale, rurally-oriented or tourism-oriented commercial uses, small-scale industrial uses and residential uses,	uses ongoing at the date of adoption of this Plan are permitted to continue in or adjacent to all natural heritage features and areas, but new or expanded agricultural buildings or structures or the clearing or draining of additional lands are only permitted subject to addressing the requirements of the Environmental Impact Assessments section of this Plan.	1000 Islands Parkway - Recreation and Public Open Space - Small Scale Mineral Aggregate Removal (20,000 tonnes/year) - Wrecking yard - Agricultural activities, in keeping with MDS; new uses min. lot area of 2 ha	having frontage on and direct access to open public road); Commercial development should be in Hamlets, encouraged to locate on County Road in clusters, plazas or campus style development; Tourist Commercial; Rural Industrial; Hobby Farm	single detached dwellings; conversion into two family unit dwellings may be permitted; intended for low density residential - Commercial and Industrial: small scale; tourism commercial development; provide for basic and immediate needs of rural population and tourists, but generally encouraged to locate in Hamlet areas; Business Park in South Gower permits a wide range of commercial and industrial uses on private services - Mobile home park, wrecking yard, waste disposal site (new site requires OPA), airport, golf courses (two existing; others require OPA) - (9.0) Land Use Policies: Rural Residential; existing and approved rural residential subdivisions; low density single detached residential dwellings, public parks, recreation, and community facilities; min. lot size .4 ha; site specific policies for 4 developments; no strip development; division of land by consent only	lands designated Village and Hamlet or on peripheral area of Smith Falls; no more than 40 lots in a plan of subdivision - Commercial uses including locally-oriented, rurally-oriented and highway commercial; Tourist Commercial policies - Industrial uses oriented to the rural economy	
Lot Creation in Agricultural Areas									
- Min. lot area 40 ha (100 acres) for lots created for agricultural uses(3.8.3.1(1)) - Agricultural-related uses limited to the minimum size needed to accommodate the use and appropriate sewage and water services (3.8.3.1(2)) - Residential severances only considered for a dwelling made surplus through farm consolidation; no new dwellings on the parcel rendered vacant after severance (3.8.3.1(3))	- Farm related residential severances in the Agricultural Resource Policy Area may only be considered for a dwelling made surplus through farm consolidation - Generally lot area of 40 ha (100 acres) for lots created for non-residential uses. - Residential lot areas and industrial or commercial uses related to agricultural uses shall be kept to minimum required for site services and local development standards to limit loss of prime agricultural land.	- Min. lot area 40 ha (100 acres); 1 single detached + second dwelling for full-time farm help - Residential severances only considered for a dwelling made surplus through farm consolidation; no new dwellings on the parcel rendered vacant after severance (3.5.5)	- (3.2.3) New lots for agricultural uses: In general, lots shall be a minimum of 36 hectares in area. - New lots for existing dwellings that are surplus to a farming operation as a result of farm consolidation, provided that no net increase in the number of existing or potential dwellings results from the lot creation; no more than 1 hectare in area.	- N/A – only rural consent policies	- (5.2.6) Severances for agricultural purposes permitted, if consent is intended to consolidate or re-divide good agricultural lands, and if parcels are of sufficient size for agricultural activity/practices in long-term - Minimum lot size of 2 ha for new agricultural uses (5.8.6)	- (3.7.2.1) Consents on lands designated Agricultural or Rural but which are located on Class 1-3 soils in predominantly agricultural area may only be granted for: creation of new farm; surplus farm dwellings; minor boundary adjustments between farms	- (3.4) Creation of non-farm residential lots in Agriculture designation is prohibited - (12.5.2) By consent only; 4 categories permitted: farm consents; surplus residential; lot line adjustments; farm-related industrial and commercial severances	- (3.2) Agriculture: lot creation generally discouraged; new lots for agricultural uses must be appropriate size for agriculture common in the area and for future changes; circumstances for new lots for residential uses (not more than 1 ha in area to accommodate dwelling, private sewage and water) i.e. for retiring farmer, surplus dwellings, infilling	- N/A
Aggregate Resources: Applicable policies; resource mapping									
- Mineral Resource – Aggregate shown on Schedule A and discussed under Mineral Resource	- Mineral Aggregate Resource Policy Area – Licensed Pit and Quarry's are shown in Schedule A.	- Licensed pits of quarries on Schedule A, A2, A3, A4 (3.6) - Development with potential	- Mineral Resource – Mineral, Mineral Resource – Mineral Aggregate, licensed pits and licensed	- (2.18) Land Use Compatibility: existing or potential mining operations and mineral aggregate	- (5.4) Mineral Resources designation: Schedule A; outlines permitted uses and protection policies	- (4.3.6) Aggregate Resource: permitted uses and protection policies; study for available mineral	- (7.0) Land Use Policies – Mineral Aggregate: sand, gravel and limestone resources; Schedule A;	- (3.3) Mineral Resource: most significant aggregate – granite; most significant mineral – graphite; sand	- Land Adjacent to Western Boundary of Village (3.15): Any development proposed within 50 m of

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
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(3.2). - Potential Bedrock Sources of Mineral Aggregate shown on Schedule B.	- Development which has the potential to preclude or hinder future aggregate extraction or the expansion of existing extraction operations or resource use shall be prohibited within the Mineral Aggregate Resource Policy Area.	to preclude or hinder future aggregate extraction or expansion of existing operations is prohibited - Permanent development directed away from Potential bedrock resources (Schedule B) - If in prime agricultural areas, permitted as interim use provided that site rehabilitation will be carried out - (6.3) Mineral Aggregate Studies required for development proposed within 300 m of identified Pit, 500 m of aggregates operation or 500 m from lands identified as Bedrock Constraints	quarry's are shown in Schedule Schedule's A1, A2, A3. - (3.3.3) Influence areas in relation to pits are 300 metres, except in the case of Class B pits where excavation is above the water table, in which case the influence area is 150 metres. The influence area in relation to quarries is 500 metres.	operations will be protected from activities that would preclude or hinder their establishment, expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. - The influence area in relation to pits is 300 metres, except in the case of Class B pits where excavation is above the water table, in which case the influence area is 150 metres. The influence area in relation to quarries is 500 metres.	- (5.4.1) Sand and Gravel - (5.4.2) Bedrock: two resource areas - (5.4.3) Mineral Resource, Other Quarries - (5.4.4) Mineral Resource, Wollastonite: two deposits	aggregate resources within 5 years of OP approved - (4.3.7) Mineral Resource: permitted uses and protection policies; known abandoned mine sites shown on Schedule A-2	detailed policies including influence area; extraction in prime agricultural areas permitted as interim use provided that rehabilitation will be carried out and soil quality for agriculture is restored; bedrock resources overlay on Schedule A1 - Site-specific policies for Maple Grove Quarry; O'Reilly Pit II	and gravel sources scarce - Certain areas designated Mineral Resource have Class 1-3 soils where agricultural activities can occur but long term protection of mineral resource should take precedence; aggregate permitted uses include pits and quarries, associated facilities; mineral permitted uses include open pit and underground mining operations and associated facilities - Agriculture, forestry, conservation and outdoor recreation uses permitted if they do not include buildings or activities that would preclude or hinder new operation or access to resources; detailed policies	western edge of Village boundary which is within 500 m of two licensed quarries (in Township of Rideau Lakes) requires a compatibility study
Petroleum Resources: Applicable policies; resource mapping									
- N/A	- N/A	- N/A	- N/A	- N/A	- N/A	- N/A	- N/A	- N/A	- N/A
Natural Heritage: Applicable policies; identification/mapping of natural features; EIS/EIA policies; natural heritage system strategies									
- Natural Heritage Features (2.21) include: Wetlands, ANSI's, Fish Habitat, Significant Wildlife Habitat, Endangered and Threatened Species Habitat, Significant Woodlands, Significant Valleylands, and adjacent lands. - Schedule A shows Natural Heritage 'A' and 'B' features and Schedule B shows Significant Woodlands, Significant Wildlife Habitat, and Significant Valleylands.	- Natural Heritage Areas (6.1): Features that are "significant" for the purposes of this plan are illustrated on Schedule B with the exception of significant wetlands which are shown on Schedule A as Wetlands Area designation. - These have been determined by the Province to be either, 1- ecologically important in terms of functions, representation or amount, and that contribute to the quality and diversity of the natural heritage system of the Township, or 2 - economically or socially important in terms of resource utilization, public access, recreational enjoyment, and community values.	- (3.7.3) Development prohibited in PSWs, Habitat of Endangered or Threatened Species (Schedule A) - Development controlled in significant nat. heritage features (i.e. ANSIs, fish habitat, significant wildlife habitat, significant valleylands/ woodlands, and riparian) (Schedule B) - See EIS section for more development policies - Fish habitat/watercourse setbacks (3.7.13)	- (3.5): Natural heritage features and areas include wetlands, areas of natural and scientific interest (ANSIs), fish habitat, wildlife habitat and the habitat of endangered and threatened species - Development or site alteration such as filling, grading and excavating shall not generally be permitted within the Natural Heritage designation. Development or site alteration may be permitted, subject to the Environmental Impact Assessments	- (2.22): Natural heritage features and areas include wetlands, areas of natural and scientific interest (ANSIs), fish habitat, wildlife habitat and the habitat of endangered and threatened species - Development or site alteration such as filling, grading and excavating shall not generally be permitted within the Natural Heritage designation. Development or site alteration may be permitted, subject to the Environmental Impact Assessments	- (2.1) Recognition in 2002 by UNESCO as a major part of the Thousand Islands – Frontenac Arch Biosphere reserve - (4.15) National and Provincial Parks: St. Lawrence Islands National Park, Rideau Canal (UNESCO World Heritage Site/National Historic Site/designated Canadian Heritage River); Charleston Lake Provincial Park - (4.26) Tree Protection - (4.27) Waterbody Protection: setbacks to protect riparian areas and water quality; EIS required for decreased setbacks where existing lots or existing development preclude a 30 m setback; small islands which do not have suitable areas for sewage disposal and building sites which meet 30 m setback should not be developed; development policies on islands or on mainland waterfront lots < 0.6 ha, or between 0.6 ha and 1 ha - (5.3) Natural Heritage	- (3.12) Fisheries: all waterbodies in Village have potential to be fish habitat; development not permitted within 30 m except for marinas, marine facilities which receive approval; comment from CA and Parks Canada (related to Rideau Canal National Historic Site); EIS for development - (3.14) Forest Resources: landowners encouraged to reforest idle lands; enter into management programs for lands with high forestry potential; reforestation as soon as possible after logging; significant forested areas designated as "Woodland" (see EIS policies); development approval decisions will support Eastern Ontario Model Forest work - (3.19.6) Limerick Forest, Migratory Bird Sanctuary, locally significant wetlands, unmapped flood plains, steep slopes, unstable soils are all sensitive environmental features, not all identified in Schedules;	- (2.6.2) Natural Heritage: Schedules A and B designation; natural areas identified on Appendix A1 may be added to designation if warranted based on future studies; Rideau River, South Branch (Kemptville Creek), dam at Oxford Mills - (2.6.4.1) Natural Heritage Strategy i.e. Ecosystem approach to environmental planning, work with Parks Canada, RVCA, and Algonquins of Ontario, etc. - (6.0) Land Use Policies - Natural Heritage: PSWs and waterways – land use designations; ANSIs, significant wildlife habitat (incl. deer yards and winter deer habitat) – symbols/overlays; significant woodlands, fish habitat – policy and MNR mapping; significant habitat of endangered or threatened species – policy - Groundwater aquifers, air quality and wildlife habitat have yet to be assessed - Development/site alteration not permitted in natural heritage areas except	- Big Rideau Lake – managed as lake trout lake by MNR - (2.21) Natural Heritage Features: - (2.21.1) Wetlands and Adjacent Lands: PSWs designated Natural Heritage A – development/site alteration are prohibited - Locally significant wetlands designated Natural Heritage B - (3.4) Natural Heritage A: PSWs; in cases where portions of PSWs include ANSI lands or flood plain lands, these lands will also be designated Natural Heritage A for more restrictive policies; permitted uses related to conservation, wildlife management, outdoor recreation activities that do not require alteration to natural features; minor buildings and structures related to these uses may be permitted subject to EIA policies - (3.5) Natural Heritage B: locally significant wetlands, ANSIs; development/site	- Aesthetics (3.2): Preserve existing vegetation; Replace trees and other vegetation destroyed/removed during development process; re-establish natural shorelines and shoreline vegetation - Development Near Waterbodies (3.6): setbacks; waterfront structures (e.g. marinas, docks) exempt from min. setback but need EIS - Fisheries (3.11): all waterbodies are fish habitat; MNR identified significant fisheries; development only permitted if no negative impacts or compensation; CAs and Parks Canada comment on development adjacent to waterbodies

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
					System: - Natural Heritage A/Schedule A: PSWs, Significant portions of the Habitat of Endangered and Threatened Species – no development/site alteration permitted - Natural Heritage B/Schedule B: ANSIs, fish habitat, locally significant wetlands, Environmental Protection – development/site alteration may be permitted if no negative impacts demonstrated - EIS required for development/site alteration may be permitted on lands adjacent to Natural Heritage A and B designations - (5.3.6) Fish Habitat: all waterbodies/watercourses contain fish habitat; EIS required for development/site alteration within fish habitat; no HADD permitted - (5.3.8) Other Natural Heritage Areas: Appendix A – not designated: significant woodlands, valleylands, wildlife habitat, and natural connections identified as other important natural heritage features, but scientific delineation is still being developed	may be required to be placed in Environmental Protection Zone during development approval process - (4.4.3) Wetland: PSWs; permitted uses restricted to existing agricultural, forestry, conservation, wildlife management, outdoor recreation and educational activities that do not require landscape alterations and do not adversely affect wetland features, functions, and area	existing development/uses and expansions with no negative impacts, passive recreation, infrastructure subject to policy 6.3, harvesting trees in accordance with responsible forestry management practices, conservation/mitigation/rehab works - See EIS section for specific policies - (6.3) Infrastructure within natural heritage systems; (6.4) Public Ownership/Acquisition; (6.5) Stewardship; (6.6) Ecological Buffers; (6.7) Management and Rehabilitation Priorities	alteration may be permitted subject to EIA policies; permitted uses relate to conservation, wildlife management, and outdoor recreation activities that do not require alteration to natural features; buildings and structures related to these uses may be permitted subject to EIA policies; uses permitted in Rural designation may also be permitted subject to EIA policies	
Water Resources and Source Water Protection: Applicable policies; vulnerable areas; intake protection zones; watershed protection									
- Groundwater Supply, Sewage Disposal and Other Services (2.22). Policies pertain to Ground Water Supply and Sewage Disposal (2.22.1) - Surface Water Quality and Protection (2.23). - Policies pertain to Develop Adjacent to Water Bodies (2.23.1) including: Lake Capacity (Charleston Lake), Water Setback, and Water Frontage.	- (6.1.13.1) The Township of Augusta will cooperate with senior levels of government, environmental agencies and the private sector to develop a water resources data base which identifies sensitive ground water recharge areas, sensitive hydrogeological areas and areas with known ground water quality and quantity constraints. - (6.1.14) The development of a Source Water Protection Plan, as mandated by the Clean Water Act is currently under way. It is anticipated	- (3.7.14) Ground Water Protection and Enhancement; Source Water Protection Plan underway; hydrogeology study required for industrial/commercial developments which require large amounts of groundwater - (3.7.15) Areas may be identified as Groundwater Recharge Area; land uses restricted using ZBL; - (5.1.4) Watershed Planning encouraged - (5.1.5) Surface Water	- Groundwater Supply and Sewage Disposal (2.22.1): there are no full municipal water or sewage services available and it is unlikely that such services will be extended in the foreseeable future. Communal water and sewage servicing options are of no interest to the Township, therefore, development proposals of more than five residential units or lots serviced with communal services will not be considered. - (2.23.1): Development or site alteration such as filling, grading and	- Groundwater Supply and Sewage Disposal (2.21.1): there are no full municipal water or sewage services available and it is unlikely that such services will be extended in the foreseeable future. Communal water and sewage servicing options are of no interest to the Township, therefore, development proposals of more than five residential units or lots serviced with communal services will not be considered. - (2.24.1): Development or site alteration such as filling, grading and	- No specific policy section; refer to development controls, natural heritage contaminated sites, and aggregate/mineral resource policies for groundwater protection	- (6.6) SWM: major development or redevelopment will be preceded by watershed or subwatershed plan in consultation with CA, Provincial ministries, County and Village - No specific policy section; refer to development controls, natural heritage, contaminated sites, aggregate/mineral resource policies for groundwater protection	- (2.6.4.4) Water Conservation strategy - (6.2.1.1) Development not permitted within 30 m setback from high water mark; decreases require EIS - (6.2.7) Groundwater Recharge and Discharge Areas, Headwaters and Aquifers: development within 100 m of existing and proposed Municipal water supply wells discouraged if it presents a threat; Nepean aquifer is principal water source for municipal water systems; Oxford aquifer is principal water source for most	- (2.22.1) Ground Water Supply and Sewage Disposal: with the exception of specific developments on periphery of Town of Smith Falls, there are no municipal piped water or sewage services in Township; unlikely to be provided in future - Current technologies and municipal responsibilities under Provincial policy for communal systems (i.e. for 5+ units with communal servicing) are problematic for landowners and Municipality, so most new development will occur on	- Groundwater Protection (3.20): General policies to maintain quantity and quality of groundwater to protect as safe supply; protection of surface water quality; new technologies - 3.21 Servicing Requirements: surface water quality protection and site specific lake impact assessment for all new plans of subdivision or resort development on a water body - On-site SWM controls - Sewage system re-inspection program for sewage disposal systems

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
	that this Plan will be amended to include the policies and recommendations of the Source Water Protection Plan when it has been completed by the Province.	Mgmt Plans (SWM); reviewed by MTO if development is within 300 m of Prov. Hwy	excavating shall generally occur a minimum distance of 30 metres from the normal high water mark of any water body. - As a general rule, the minimum water frontage for any new waterfront lot shall be 60 metres.	excavating shall generally occur a minimum distance of 30 metres from the normal high water mark of any water body. - As a general rule, the minimum water frontage for any new waterfront lot shall be 60 metres.			private water systems; Source Water Protection Plan - (6.2.8) Water Quality and Quantity: protected through natural heritage policies, planning approvals process, subwatershed plans and SWM policies (11.5) - (12.20) Setbacks from Water - (13.6) SWM policies	private on-site water supply and sewage disposal; but may be considered with appropriate studies - Site suitability and required reports - Development encouraged to take place in villages and hamlets where other services are available i.e. public roads, waste collection, disposal and recycling, fire and police, etc. - (2.23) Surface Water Quality and Quantity; development adjacent to waterbodies; SWM; Tay River Watershed Plan	
Natural Hazards: Flooding and Steep Slopes									
- Natural Hazard Features (2.19) discusses Flood Plains (2.19.1), Organic Soils (2.19.1) and Steep Slopes and Erosion Hazards (2.19.3) - In the absence of detailed mapping, a general standard of a 3:1 stable slope allowance shall apply, plus a 6 m erosion access allowance or 10 m from the top of the existing slope, whichever is greater. - Setbacks from the regulatory Floodplain generally range from 5 to 15 m. - Natural Hazard Areas are shown on Schedule A.	- (7.5) Development and site alteration in areas designated as having unstable slopes, i.e. lands with a slope stability factor of safety of 1.5 or less, or organic soils is prohibited unless it can be demonstrated that: The proposed development will be in full conformity with the Building Code Act; The designation on Schedule A permits the proposed development; Notwithstanding the above, institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances shall not be permitted on lands designated as having unstable slopes or organic soils.	- Rural Policy Area, Waterfront Development (3.4.5.2) - (4.3) Schedule B identifies hazards (flooding, unstable slopes, organic soils, unstable bedrock, erosion hazards, contaminated sites, abandoned pits and quarries) - (4.4) Floodplain lands and steep/unstable slopes also subject to development regulations by CAs - (4.5) Flooding and Erosion; (4.6) Unstable Slopes/Organic Soils	- Natural Hazard Features (2.19) discusses Flood Plains (2.19.1), Organic Soils (2.19.2) and Steep Slopes and Erosion Hazards (2.19.3) - Organic Soils are shown on Appendix 1, A1 and A2, Natural Hazards which include flood plains and steep slopes are shown on Schedule A1, A2, A3 - Lot creation or development on a portion of a site having a slope of 30% or more or within 10 metres of the top of such slope shall require the submission of a geotechnical report	- Natural Hazard Features (2.20) discusses Flood Plains (2.20.1), Organic Soils (2.20.2) and Steep Slopes and Erosion Hazards (2.19.3) - Organic Soils are shown on Appendix 1, A1 and A2, Natural Hazards which include flood plains and steep slopes are shown on Schedule A1, A2, A3 - Lot creation or development on a portion of a site having a slope of 30% or more or within 10 metres of the top of such slope shall require the submission of a geotechnical report	- (5.3.5) Environmental Protection: designation applies to lands within regulatory flood plain; structures used for flood or erosion control, shoreline stabilization, water intake facilities, minor rec facilities permitted with necessary approvals - Floating dwellings in EP zone will be considered; conditions outlined - (5.5.1) Flood Plain: CRCA, Schedule A; if unknown it is considered to be 30 m on either side of a watercourse incl. municipal drains; wave uprush along St. Lawrence policies - (5.5.2) Erosion: 3:1 stable slope + 15 m erosion access allowance along St. Lawrence River; 3:1 stable slope and 6 m erosion access allowance or 10 m from top of bank for inland waterbodies - Parks Canada to be consulted for works on land adjacent to Rideau Canal - Development largely restricted on steep/unstable slopes	- (3.13) Flood and Fill Lines: generally no new development permitted in flood plain except for flood or erosion control structures and shoreline stabilization; RVCA regulations for other approvals; shown on Schedules A-2 and B-2; policies for development on existing lot of record	- (2.6.4.2) Hazard Protection strategy - (5.0) Land Use Policies – Environmental Hazards and Constraints: - Flood plain Hazards: RVCA and South Nation CA regulatory policies; restrictive approach to existing development and prohibit new development except flood/erosion control structures, shoreline stabilization; minor additions/renovations to existing structures; minor recreational facilities, agriculture, forestry, conservation, wildlife management activities; Schedule A; floodplain acquisition; detailed policies - Erosion Hazards: toe erosion allowance, stable slope allowance, erosion access allowance; detailed policies including organic soils and sensitive marine clays; development prohibited within erosion hazard limit - Unstable Bedrock: policies for development in areas with Karst topography - Geotechnical Assessments and other studies	- (2.19.1) Flood Plains and Lands within Fill Lines: designated on Schedules and subject to CA regulations; max. recorded water elevation for lakes along Rideau Canal recorded by Parks Canada and act as indicator of potential flood risk - (2.19.2) Organic Soils - (2.19.3) Steep Slopes: geotechnical report requires for lot creation or development on a portion of a site having a slope equal or greater to 30% or within 10 m of top of slope; CA approval; lot creation and development/site alteration must fit into the natural contours of lands - institutional uses, essential emergency services, and the disposal, manufacture, treatment or storage of hazardous substances not permitted within limits of fill line, on lands with organic soils - (3.6) Natural Hazard designation; permitted uses relate to agriculture, forestry, conservation, wildlife management and outdoor recreation activities; buildings or structures not permitted; no development permitted other than flood or erosion control structures, shoreline stabilization,	- Natural Hazard Features (3.17): Village will work with RVCA to direct development outside of hazardous lands

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
								water intake facilities, and minor recreational facilities (i.e. docks)	
Human-made Hazards: Waste disposal sites and contaminated lands; land use compatibility									
<ul style="list-style-type: none"> - Human-made Hazard Features (2.20) include Contaminated Sites (2.20.1), and Abandoned Mines and Mineral Resource Operations (2.20.2). - When Plan was adopted there were no known abandoned mine or mineral resource operation hazards. 	<ul style="list-style-type: none"> - (7.6.1) Contaminated sites; ESA may be required and site restoration - (7.6.2) Closed waste disposal sites; identified on Schedule B. ESA required for development within 500 m - (7.6.3) Site Decommissioning and Clean-up of contaminated sites, remedial action plan, Record of Site Condition as required - (7.7.1) development on/abutting/adjacent to Abandoned Pits and Quarries requires rehabilitation measures for known or suspected hazards. For abandoned mining operations, adjacent lands are considered to be lands within 1000 m of the abandoned operation 	<ul style="list-style-type: none"> - (4.7) Contaminated Sites; ESA and technical studies may be required, site restoration - (4.7.2) Closed Waste Disposal sites identified on Schedule; ESA required for development within 500 m - (4.7.3) Site Decommissioning and Clean-Up of contaminated sites, remedial action plan, Record of Site Condition as required - (4.8.1) development on/abutting/adjacent to Abandoned Pits and Quarries requires rehabilitation measures for known or suspected hazards - (4.8.3) Incompatible Land Uses; MOE guidelines on Land Use Compatibility - (6.3.22) Brownfield Redevelopment 	<ul style="list-style-type: none"> - (2.20) Human-made Hazard Features include Contaminated Sites (2.20.1), and Abandoned Mines and Mineral Resource Operations (2.20.2) - Record of Site Condition required for development in relation to a known or suspected contaminated site or property. - Development on or adjacent to potentially hazardous abandoned mines will only be permitted if rehabilitation measures to address and mitigate the hazard are underway or completed. 	<ul style="list-style-type: none"> - (2.21) Human-made Hazard Features include Contaminated Sites (2.21.1), and Abandoned Mines and Mineral Resource Operations (2.21.2) - Record of Site Condition required for development in relation to a known or suspected contaminated site or property. - Development on or adjacent to potentially hazardous abandoned mines will only be permitted if rehabilitation measures to address and mitigate the hazard are underway or completed. 	<ul style="list-style-type: none"> - (4.2) Contaminated Sites and Records of Site Condition; development or redevelopment will require ESA by a qualified engineer; site remediation plan and Record of Site Condition required for sites where remediation is required - (5.7) Waste Management: sewage lagoons serving Gananoque and Lansdowne, and several solid waste disposal sites - Policies for Waste disposal sites, Sewage disposal sites, and hauled septage disposal sites 	<ul style="list-style-type: none"> - (3.5) Buffering - (3.6) Contaminated Sites: Record of Site Condition, Site Clean-up plan if necessary - (4.4.2) Waste Disposal Site policies; former Merrickville waste disposal site considered a contaminated site – unable to be used for 25 years from closure 	<ul style="list-style-type: none"> - (2.6.4.5) Waste Reduction strategy - (4.6) Waste disposal site policies - (5.6) Contaminated Sites: Phase 1 & 2 ESA policies; Record of Site Condition, Remedial Action Plan if in municipal ROW - (12.13) Land Use Compatibility 	<ul style="list-style-type: none"> - (2.17) Land Use Compatibility: Policies for development adjacent to mineral resource designations or operations; development where agricultural and non-agricultural uses are adjacent; development adjacent to open or closed waste disposal sites and sewage treatment facilities; MDS; separations and buffering - (2.20.1) Contaminated Sites: Record of Site Condition, Site clean-up plan is necessary; Township inventory - (2.20.2) Abandoned Mines and Mineral Resource Operations; locations identified on Schedules with greatest concentration in North Crosby and South Burgess wards; development requires rehabilitation measures to mitigate known or suspected hazards - (3.7.8) Waste Disposal Sites (in Rural area): restricted to existing closed or open waste of sanitary landfill sites, and ancillary uses - (3.7.9) Wrecking Yards: restricted to existing facilities 	<ul style="list-style-type: none"> - Contaminated Sites (3.5): approval of proposed development on contaminated site requires record of site condition, site clean-up plan, and site clean-up - Waste Disposal (6.2): Solid waste disposal at Township of Rideau Lakes (jointly owned)
Cultural Heritage: Applicable policies; built heritage; cultural heritage; landscapes; archaeology									
<ul style="list-style-type: none"> - Cultural Heritage and Archeological Resources policies (2.18): In reviewing development applications, the Township will consider the relationship of proposed development to the contextual environment of existing buildings and landscapes having cultural heritage interest. 	<ul style="list-style-type: none"> - (9.10.3) The municipality will cooperate with the Ministry of Culture to maintain a cultural heritage resource database resulting in inventories the registration of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and archaeological potential areas located within the Township. - (9.10.3.3) Council may permit development and site alteration on adjacent lands where the proposed development and site 	<ul style="list-style-type: none"> - (6.3) Heritage Impact Assessment triggered if development application is proposed adjacent to identified cultural heritage resource/within 300 m of designated Heritage Site - (6.3.26) Heritage Conservation: Gallop Canal and Limerick Forest, and areas of importance to First Nations; maintain cultural heritage resource database; policies for Heritage Committees, cultural heritage value designation; HIA - (6.3.27) Archaeological 	<ul style="list-style-type: none"> - Cultural Heritage and Archeological Resources policies (2.18): In reviewing development applications, the Township will consider the relationship of proposed development to the contextual environment of existing buildings and landscapes having cultural heritage interest. 	<ul style="list-style-type: none"> - Cultural Heritage and Archeological Resources policies (2.19): In reviewing development applications, the Township will consider the relationship of proposed development to the contextual environment of existing buildings and landscapes having cultural heritage interest. 	<ul style="list-style-type: none"> - (4.4) Cultural Heritage and Archeological Resources; Municipal Heritage Committees; designating heritage properties/Heritage Conservation Districts; inventories; archaeological potential i.e. in waterway corridors; Archaeological Assessment requirements 	<ul style="list-style-type: none"> - (3.18.1) Archaeological Resources: outlines policies for areas of archaeological potential - (3.18.2) Built Resources: buildings and sites in Village examined with regard to desirability and suitability for restoration, conservation and preservation; Municipal Heritage Committee; designation of buildings/properties; policies for alterations; Heritage Conservation Districts - Special Heritage Policy 	<ul style="list-style-type: none"> - (2.7) Heritage, Urban, Hamlet and Rural Design policies: promoting both heritage conservation and sensitive new architectural, landscape and community design - (2.7.5) Heritage Strategies: identify heritage resources; public awareness and owner interest; Heritage Advisory Committee; Archaeological Master Plan; incorporate heritage resource identification and impact evaluation into preparation and review of major development 	<ul style="list-style-type: none"> - (2.18.1) Cultural Heritage Resources: Villages, hamlets, lock stations (i.e. Chaffey's Lock) have many important sites and features; landscapes; Rideau Canal National Historic Site of Canada (Parks Canada) and Rideau Canal Corridor; <i>Rideau Canal Management Plan</i>; Local Architectural Conservation Advisory Committee; designation of properties and heritage conservation districts, program for outstanding achievements 	<ul style="list-style-type: none"> - Heritage Conservation (3.13): Policies for Heritage Committee; preparing inventories; OHA authorities; archaeological assessments - Conserve visible significant heritage buildings, sites, and other attributes (3.2)

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
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	alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. A heritage impact assessment may be required if there are any adverse impacts to any significant cultural heritage resources resulting from development proposals. - (9.10.3.4) Archaeological Resources; all lands within 300 m of any shoreline and/or area of archaeological potential require Phase I Archaeological Review by licensed archaeologist; Algonquins of Ontario consultation policies	Resources				Areas: 1) along Rideau Canal in rural portion of Village (Schedule A-2) – preserve rural character of Canal and historic lock stations; 2) urban portion of Village including land along Rideau Canal and land comprising historical central area of Merrickville (Schedule B-2) – encourage preservation of existing buildings and structures, new development and redevelopment subject to Design Guidelines (Appendix A)	applications and plans of subdivision within urban area - (12.7) Cultural Heritage and Archaeological Resources: Municipal Heritage Committee; designation policies; Algonquins of Ontario consultation; general archaeological policies - (12.8) Rideau Canal National Historic Site – protection policies; development policies for lands adjacent to Burritts Rapids and Canal	- (2.18.2) Archaeological Resources	
Servicing									
- Servicing is discussed throughout the Plan in the context of development including Sections (2.4) Housing Policy, (2.6) Community Improvement, (2.22) Ground Water Supply, Sewage Disposal and Other Services. Most policies generally state that development must be adequately serviced and development proposals will be reviewed based on this consideration.	- Municipal Services (4.3): Villages and Hamlets do not have access to piped water and waste water services. All development must take place on private on-site water and sewer services. - The municipality must ensure that growth will occur on a sustainable potable water supply of acceptable quality and quantity in accordance with Ministry of Environment guidelines - Communal services may be permitted if they are for the common use of more than five residential units/lots. Must be owned, operated, and managed by municipality or another public body if servicing freehold residential development. They may be owned, operated and managed by a condominium corporation or single owner if servicing condominiums or mobile home parks provided an there is an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act.	- Municipal Services (3.1.3) in Settlement Areas: development only permitted where there is sufficient reserve capacity; development with private servicing in some settlement areas permitted if it demonstrates long-term ground water supply & no negative environmental impact - Water and Waste Water Servicing in Rural Areas (3.4.2): private services; communal services may be permitted if servicing >5 residential units/lots - (5.1.3) Water, Waste Water and Stormwater Services; development discouraged where it could lead to unplanned expansion of services; development directed to areas where services can be reasonably extended - SWM plans required for some forms of new development, i.e. 4+ lots for commercial or industrial development - Development on partial services only permitted to address failed individual on-site water and sewage services in existing development and within settlement area for infilling	- Servicing is discussed throughout the Plan in the context of development including Sections (2.3) Housing Policy, and (2.22) Ground Water Supply, Sewage Disposal and Other Services. Most policies generally state that development must be adequately serviced and development proposals will be reviewed based on this consideration. - Development will be on private water supply and sewage disposal services, except for limited development on partial services along County Road No. 2 on lands designated Residential, as well as any municipal servicing required to remediate a public health threat.	- (2.23) Ground Water Supply, Sewage Disposal and Other Services: no full municipal water or sewage services available and unlikely in future; no communal services permitted (5 lots or less may be considered)	- (4.23) Servicing Requirements: - All development within Village of Lansdowne will be connected to piped municipal water and sanitary sewer services; uncommitted reserve capacities were 235 households (water) and 134 households (sanitary sewer); water supplied from communal wells NW of Village; 2002 wellhead protection study - Thousand Islands Charity Casino and two other commercial uses on east edge of Gananoque are connected to Town piped services; No plans to extend piped services from Gananoque into Township - All other development is currently serviced by private individual or private communal services - Residential development that requires communal sewage systems and approval under the Ontario Water Resources Act / communal well subject to the Safe Drinking Act are not permitted - All other development on individual private services must have lots of sufficient size to support safe water	- (4.2) Urban Areas: 3 service areas: 2 privately serviced on Schedule B-1(not to be expanded); balance of urban area on north side of canal is partially serviced by municipal water supply system and private septic systems; can continue to be developed on partial services; balance of urban area south of canal is fully serviced and all development to take place on full municipal services - (6.2) Waste Management: no facilitates for storage or disposal of septage; regional coordination needed - (6.3) Private water and wastewater: individual on-site sewage and water services shall be used for a new development of 5 or less lots, where communal services are not provided; communal services may be permitted subject to approval authorities; to date all development in Rural portion of Village has taken place on private services – full municipal services for new development may be considered as an extension to existing fully	- (10.8) Municipal Services: no development will take place in Urban Serviced area, unless adequate services are available; generally development will proceed commencing with Service Area 1, then 2 and 3; development on private service as an interim measure - (12.19) Servicing Requirements: - Private individual services: within hamlet, rural residential and rural designations - Communal services: lands within Hamlet and Rural Residential can be developed on basis of communal services	- See (2.22.1) Ground Water Supply and Sewage Disposal under Water Resources in this chart	- Municipal Services(6.1): - All land uses shall be serviced with municipal water and sanitary sewage (except development permitted on private services [4.1.3.3]) - Phase 1 on Schedule A to be developed on full services - Approval of new development will depend on existing sewage and water capacity; New development at/near periphery of existing services to be connected - 2005: uncommitted reserve capacities – Water: 240 households; Sanitary Sewer: 60 households - Communal wells in centre of village - 2004 Wellhead Protection Study

SYNOPSIS OF LOCAL MUNICIPAL OFFICIAL PLANS – KEY POLICY ISSUES									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
		<ul style="list-style-type: none"> - For development on private services, applicant must show sufficient quantity and quality of potable water - Support for innovative technologies - (5.1.6) Waste Mgmt; sites on Schedule A; development within 500 m discouraged - (5.1.8) Utility and Communication Facilitation Corridors - (5.1.9) Other Infrastructure Corridors; Development within 200 m of Trans-Canada Pipeline subject to reviewing and permitting of National Energy Board 			<ul style="list-style-type: none"> supplies, sewage disposal system leaching bed; sewage system re-inspection program; SWM controls, generally on-site 	<ul style="list-style-type: none"> serviced development in designated urban area - (6.4) Municipal Water Supply: provided in central area of Merrickville, though not all existing development in the urban area is connected; ongoing capital works planning to extend watermains to all existing development and identify funding sources; new development located at or near terminus of existing watermain in urban area is to be connected to municipal water supply - (6.5) Municipal Sanitary Sewage Treatment: provided in central area of Merrickville (north of canal unserved, not all development south of canal); sewage treatment plant identified on Schedule B-1; capital works planning to increase capacity of sewage treatment plant; new development at terminus to be connected 			
Transportation: Classification of roads (Provincial, County, local); active transportation (trails, cycling), rail and airports									
<ul style="list-style-type: none"> - 3 Classifications of roads: County Roads (4.2), Township Roads (4.3) and Private Roads (4.4). (Schedule A and B) - Proposed Road Widening (4.5) 	<ul style="list-style-type: none"> - Transportation (8.1.3): The transportation system is composed of Provincial Highways, County Roads, local public roads opened and maintained on a year round basis and private roads. The transportation network is shown on Schedule A. 	<ul style="list-style-type: none"> - (5.1.2) Transportation network on Schedule A; composed of Prov. highways, County Roads, local public roads, private roads, bridges - development fronting or in proximity of Hwys 401, 416, 16 requires review by MTO/permit - Road widths - Lot creation / settlement area development policies for County road frontage 	<ul style="list-style-type: none"> - (4) Transportation: Existing and proposed public roads within the Township are classified as Provincial Highways, County Roads and Township Roads, as indicated on the Schedules. - The Township acknowledges that County Road No. 29's primary function is as an intercity connector, however, also recognizes that it acts as the gateway into the Township. Consequently, when undertaking road improvements and the development of new intersecting roads, the Township shall encourage efforts to preserve and enhance the scenic qualities of County Road No. 29 	<ul style="list-style-type: none"> - (4) Transportation: Existing and proposed public roads within the Township are classified as Provincial Highways, County Roads and Township Roads, as indicated on Schedule A. - For any proposed development on lands adjacent to Highway No. 401 or in the vicinity of an interchange, Ministry of Transportation permits relating to land use, buildings and structures, signs and entrances are required prior to the commencement of any construction. 	<ul style="list-style-type: none"> - (4.21) Roads – classification on Schedule A - Prov. Hwys 401, 137, 15, and 2 (from east limit of Gananoque to Hwy 401); County Roads (3 categories) – no strip development; 1000 Islands Parkway (controlled access, to promote tourism); Township Roads; Unimproved Roads; Private Roads; Road Allowance Closures - (4.22) Separation distances: all proposed development within 500 m of railway ROW may require noise studies; all proposed development within 75 m of railway ROW may require vibration studies - (5.6) Airport: Gananoque Airport located partly in Township; lands intended for limited scale commercial and 	<ul style="list-style-type: none"> - (5.0) Transportation: Schedule A-1 and B-1 - Classifications: County Roads, Local Roads, Private Roads; min. widths - road widenings - cycling and walking recognized as improving mobility and quality of life as part of transportation system; where on-road cycling routes are identified in rural area, bike lanes should be considered - on-road cycling and walking routes and off-road recreation trails permitted in all designations; may be subject to EIS 	<ul style="list-style-type: none"> (13.0) Transportation: Prov. Highways (416); County Roads; Municipality Roads; Scenic or Heritage Roads; Private Roads; Pedestrian Policies; Cycling Policies; Road Classification: Prov. highways, Arterial Road, Major Collector Road, Collector Road; Local Road; ROW widenings; parking; Noise Assessment studies 	<ul style="list-style-type: none"> - (2.16) Road Access; policies related to permitting waterfront access by private road or water - (4.0) Transportation: Road classifications (Provincial Highways i.e. Hwy 15, County Roads, Township Roads); min. widths; detailed policies for Private Roads (access to two or more properties), creation of new private roads not permitted; Private Condominium Road; Proposed Road Widening; Road Allowances Abutting Water Bodies 	<ul style="list-style-type: none"> - Road classifications (Arterial, Collector, Local): 5.2 – 5.4, Schedule A - All plans of subdivision, severances, or site plans on County Roads (5.2) and Local Roads (5.4) are subject to road widening dedication - Road widths and proposed widenings (5.5)

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					recreational activities related to the air transportation industry and other compatible uses; “fly in” residential development				
Environmental Impact Study (EIS) Policies and Requirements: Where guidelines currently exist and what processes are being used to review them									
See attached table at end of document									
Other									
- N/A	- (8.1.9): It is a policy of this Plan to encourage the use of alternate energy sources, such as wind, solar, biomass and energy from waste heat or gases. - The development of wind farms c 8.1.9.2 comprising one or more wind turbines, where electrical wind energy is sold to the electrical grid shall be in full compliance with applicable Provincial and/or Federal legislation.	- (5.1.7) Energy: encourage alternate energy sources i.e. wind, solar, biomass, waste heat/gases - (6.3.17): Community Improvement Area: entire Municipality is designated; CIP - (6.3.20) Economic Development	- N/A	- (2.3) Energy Policies: In reviewing planning applications Council shall encourage the development of plans that support energy conservation and efficiency through techniques such as building design or orientation, lot orientation and the use of vegetation. - The use of alternative energy systems, as well as renewable energy systems shall be supported, provided that such systems comply with all applicable governmental requirements for the purpose of protecting the environment, as well as respect land use compatibility and natural and cultural heritage considerations.	- (4.1) Community Improvement, criteria for establishing CIP areas; Villages of Lansdowne, Lyndhurst, Ivy Lea, Rockport, and Seeley’s Bay are designated as CIP areas - (4.3) Crown Lands: beds of navigable waters are Crown lands and may require permitting/approvals from MNR prior to development/site alteration - (4.13) Light Trespass: discourage unnecessary unshielded lighting - (5.9) Special Policy Areas: Thousand Islands Area (Land south of Hwy 401); Highly Sensitive Lake Trout Lakes – Charleston Lake and Red Horse Lake	- (3.8) Energy: promotion of energy efficient development and alternative energy systems	- (2.6.4.3) Energy Conservation and Air Quality strategy - (2.7) Urban Design, Hamlet Design, Rural Design strategies - (10.9) Special Study Area – County Roads 43 and 44 Corridor – urban design guidelines - (10.10) Urban Design Principles - (12.3) Community Improvement: whole municipality under designation - (12.21.1) Dark Skies Policies - (12.26) Arts and Culture - (13.9) Alternative Energy Systems and Renewable Energy Systems - (13.10) Trans-Canada Pipe Line	- (2.7) Community Improvement; Village and Hamlet designations are CIP areas (see Schedules) - (2.9.1) Garden Suites	- Community Improvement (3.4); CIP areas

ENVIRONMENTAL IMPACT STUDY (EIS) POLICIES AND REQUIREMENTS									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN- KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE- WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
General Policies									
- Policies regarding EIA’s and development adjacent to Natural Heritage Features (2.21.8) - The Township shall require the undertaking of an EIA for any development or site alterations that require the approval of a planning application. - The scope and scale of an EIA shall be as determined by the approval authority, in consultation with the relevant CA. - Subsequent to the review of the checklist by the approval authority, an EIS, prepared by a qualified individual, may be required in order to assess the	- (9.4.10) Potential negative impacts will be examined through a process of environmental impact assessment, carried out on a case by case basis, prior to development approval.	- (6.3) EIA triggered for development applications in an environmentally sensitive area or on adjacent lands within 120 m of area - (6.3.16) EIAs: - Potential negative impacts will be examined through EIA, carried out on a case by case basis, prior to development approval - The preparation of an EIA may be required for submission prior to the approval authority making a formal decision on a planning application to identify existing conditions and assess the negative impacts on the natural	- Policies regarding EIA’s and development adjacent to Natural Heritage Features (2.21.8) - The Township shall require the undertaking of an EIA for any development or site alterations that require the approval of a planning application. - The scope and scale of an EIA shall be as determined by the approval authority, in consultation with the relevant CA. - Subsequent to the review of the checklist by the approval authority, an EIS, prepared by a qualified individual, may be required in order to assess the	- Potential negative impacts on the identified natural heritage feature or area will be examined through a process of environmental impact assessment, conducted on a case-by-case basis, prior to the approval of development. In certain cases, the requirements for an environmental impact assessment may be satisfied through the completion of an environmental screening checklist, such as the checklist contained in the Ministry of Natural Resources’ Natural Heritage Reference	- (4.28) EIS: - Reviewed in consultation with Cataraqui Region CA - Where an EIS is required, Council shall be provided with a study prepared by a qualified professional with expertise in environmental science, which at a minimum shall: - i. define the nature and the boundaries of any significant features, ecological functions, and values on, or adjacent to the site; - ii. describe and map the proposed development activities, including building location, excavation, site grading,	- (3.9.1) Scoped EIS: must be prepared for proposed development located within any of the Influence Areas in Section 3.19 - (3.9.2) Full EIS: where required; The study, at a minimum shall: - 1. research, identify and map the natural feature(s), values and functions that are potentially affected and describe the existing site conditions; - 2. describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, and	- (6.8.1) Scoped EIS: if development proposal is minor in nature, located in area with previous studies; checklist required - (6.8.2) Full EIS: Where a full site Environmental Impact Study is required, the study must be prepared by a qualified professional with expertise in environmental science. Terms of reference will be prepared to guide the development of an EIS, however, generally the statement will: - a) define the nature and the boundaries of any significant features and	- (2.21.7) EIAs: - 1. Potential negative impacts on the identified natural heritage feature or area will be examined through EIA, conducted on a case-by-case basis, prior to the approval of development. In certain cases, the requirements for an EIA may be satisfied through the completion of an environmental screening checklist submitted to the approval authority as part of a planning application. - 2. Subsequent to the review of the checklist by the approval authority, an EIS may be required.	- EIS (3.8): - Where an EIS is required in support of an application for development or site alteration, Council shall be provided with a study prepared by a qualified expert. The study, at a minimum, shall: - 1. Research, identify and map the natural feature(s), values and functions that are potentially affected; - 2. describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, and

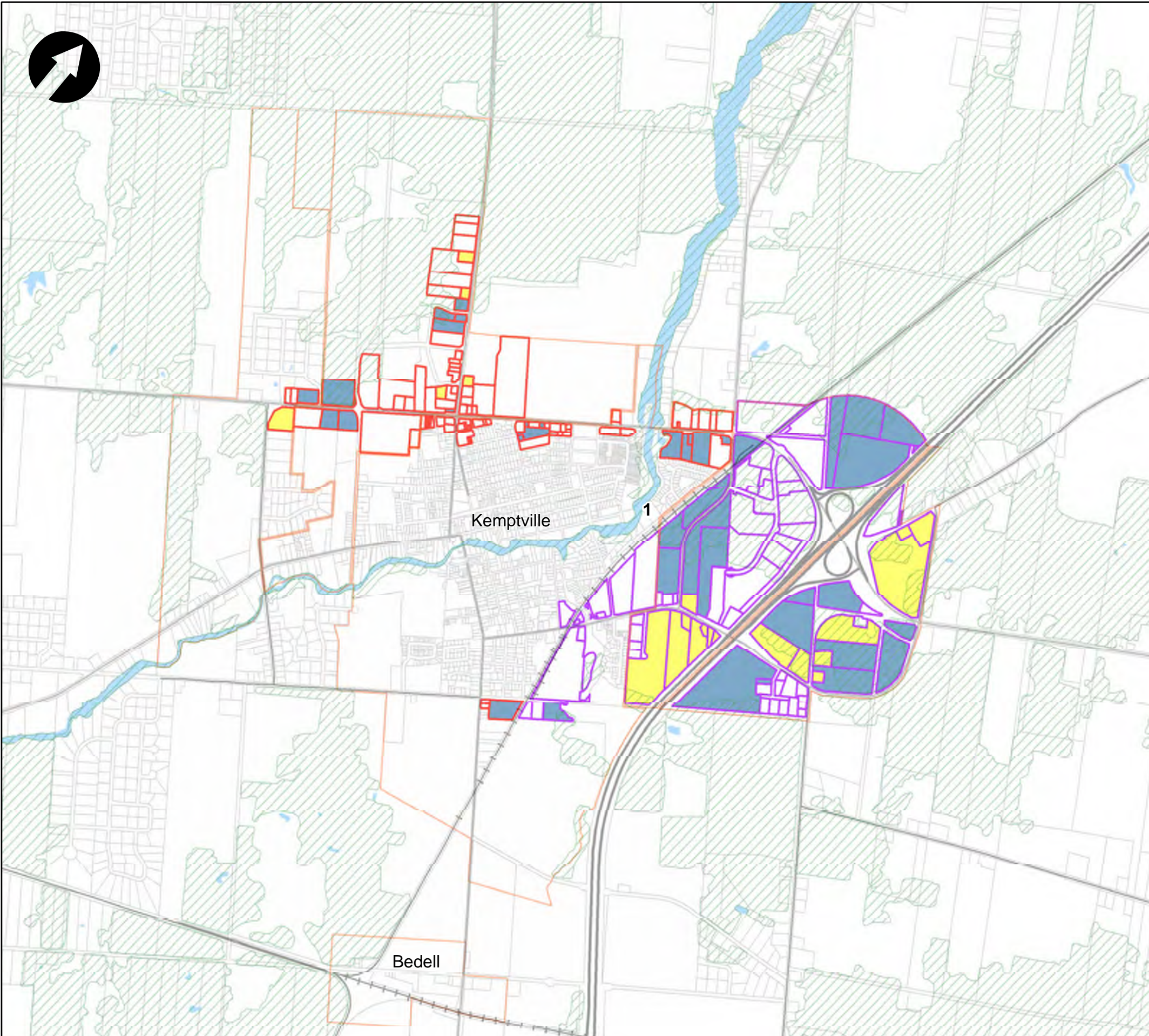
ENVIRONMENTAL IMPACT STUDY (EIS) POLICIES AND REQUIREMENTS									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN-KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE-WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
potential negative impacts on the natural features and ecological functions of the area in question.		features and the ecological functions of the area in question. The EIA shall be completed by a qualified individual or company and shall fulfill each of the following steps: <ul style="list-style-type: none"> • Research, identify, map, and prioritize the characteristics of the natural heritage features that made it significant. • Describe and map the proposed development activities, including building location, excavation, site grading, landscaping, roadway construction, paving, drainage works, and sewer and water servicing in relation to the natural heritage feature. • Predict the effects that the proposed development may have on various components of the environment, such as wildlife, fish, vegetation, soil, surface water, ground water, and air, taking into consideration effects during and after development or site alteration. • Evaluate the significance of all predicted negative and positive effects on the various environmental components. • Itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative impacts. • Evaluate the cumulative effect that the project (and any other projects or activities) may have on the characteristics of the natural heritage feature which made it significant, after mitigation. • Provide evidence that the ecological function of the adjacent lands is evaluated and that negative impacts on the ecological functions do not result from the proposed development • Conclude with a professional opinion on whether negative impacts will prevail, and on the 	potential negative impacts on the natural features and ecological functions of the area in question	Manual, submitted to the approval authority as part of a planning application.	landscaping, drainage works, roadway construction, paving, sewer and water servicing in relation to various environmental considerations; <ul style="list-style-type: none"> - iii. predict the effects of the proposed development on the various components of the environment on and adjacent to the site, such as wildlife, fish, vegetation, soil, surface water, ground water, air and any other relevant factors, taking into consideration effects during and after site alteration; - iv. evaluate the significance of all predicted and negative and positive effects on the various environmental considerations; - v. itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative impacts; - vi. evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural features and ecological functions identified for protection; - vii. conclude with a professional opinion on whether negative effects on the natural features and ecological functions will occur, the significance of such impacts, and whether ongoing monitoring is required; and - viii. describe and map any water access and staging areas. 	sewer and water services (if any) in relation to the natural feature(s); <ul style="list-style-type: none"> - 3. predict the effects of the proposed development on the various components of the environment on the site such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration; - 4. evaluate the significance of all predicted negative and positive effects on the various environmental considerations; - 5. itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative effects, including a timetable for implementation; - 6. evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural resource values and functions which make the natural feature(s) significant; and, - 7. conclude with a professional opinion on whether negative effects will occur, the significance of such effects, and whether ongoing monitoring is required. The Village may retain a qualified consultant to undertake an independent peer review of the report at the expense of the applicant. Council may consult with the relevant public agencies including Provincial Ministries, CAs and Parks Canada prior to accepting the EIS	ecological functions on or adjacent to the site; <ul style="list-style-type: none"> - b) describe the location, extent, and nature of development; - c) describe the relationship of adjacent lands to any significant features or ecological functions; - d) describe the relationship of these features and functions to the proposed development and adjacent lands; - e) demonstrate how and where development can proceed without negative impact on the natural values which make the area significant; - f) describe any mitigation or compensation proposals designed to alleviate or eliminate impacts. Where land identified as Natural Heritage is under private ownership, there is no implication that the land is open to the general public or that it will be acquired by any public agency.	<ul style="list-style-type: none"> - 3. EIS shall: <ul style="list-style-type: none"> o 1. Define the nature and the boundaries of any significant features, ecological functions, and values on, or adjacent to the site. o 2. Describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, sewage and water servicing in relation to the various environmental considerations. o 3. Predict the effects of the proposed development on the various components of the environment on and adjacent to the site, such as wildlife, fish, vegetation, soil, surface water, ground water, air and any other relevant factors, taking into consideration effects during and after site alteration. o 4. Evaluate the significance of all predicted negative and positive effects on the various environmental considerations. o 5. Itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative impacts. o 6. Evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural features and ecological functions identified for protection. o 7. Conclude with a professional opinion on whether negative effects on the natural features and ecological functions will occur, the 	sewer and water services (if any) in relation to the natural feature(s); <ul style="list-style-type: none"> - 3. predict the effects of the proposed development on the various components of the environment on the site such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration; - 4. Evaluate the significance of all predicted negative and positive effects on the various environmental considerations; - 5. itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative effects; - 6. evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural resource values and functions which make the natural feature(s) significant; and, - 7. Conclude with a professional opinion on whether negative effects on the natural features or ecological functions will occur, the significance of such effects, and whether ongoing monitoring is required. Council may consult with the relevant public agencies including Provincial Ministries, CAs and Parks Canada prior to accepting the EIS.

ENVIRONMENTAL IMPACT STUDY (EIS) POLICIES AND REQUIREMENTS									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN-KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE-WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
		significance of the impacts, if any, and if ongoing monitoring is required. - EIA may require peer review; approval authority may use various planning and other approvals to ensure that the development/site alteration occurs in accordance with the EIA recommendations						significance of such impacts, and whether ongoing monitoring is required. - 4. Planning controls may be used to implement EIS recommendations. - 5. Approval authority may consult with independent professionals and bodies i.e. CAs	
Forested Areas / Significant Woodlands									
- EIA required for development within adjacent lands (50 m) - Significant Woodlands shown on Schedule B. Significant Woodland defined (2.21.6)	- (6.1.10.4) Development may be permitted in accordance with the underlying land use designation in significant woodlands or on adjacent lands within 50 120 metres, only if it has been demonstrated through an environmental impact assessment that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.	- (3.7.10) EIA required for development in significant woodlands or within 120 m - Existing agricultural activities and minor expansions to existing buildings/structures for farming operations permitted without EIA - (6.3) Tree Preservation Plan required where development could result in loss of designated wooded areas	- EIA required for development within adjacent lands (50 m) - Significant Woodland defined (2.21.6)	- EIA required for development within adjacent lands (50 m) - Significant Woodland defined (2.22.6)	- Appendix A: Not designated; Voluntary approach to protection, landowners encouraged	- "Woodland" on Schedules A-2 and B-2; development and site alteration permitted in woodland and on lands within 50 m subject to EIS	- (6.2.4) Significant Woodlands and Vegetation Cover: Appendix A1; encourages forestry management in accordance with Eastern Ontario Model Forest Code of Forestry Practice; existing development permitted; EIS required for new development within 50 m of significant woodland - Detailed vegetative cover policies	- (2.21.6): extensive woodland areas within Canadian Shield in the west and north portion of Township, not identified on Schedules; for portions east of the Canadian Shield, development/site alteration within a woodland area or adjacent lands within 50 m requires EIA; EIA will be a prerequisite for any development comprising 3+ lots in or adjacent to potentially-significant woodland areas	- N/A
Wetlands									
- EIA required for development within adjacent lands (those lands lying within 120 metres of any PSW and within 50 m of any locally-significant wetland). - PSWs have been designated as Natural Heritage A and Locally-significant wetlands have been designated as Natural Heritage B on Schedule A, and defined in (2.21.1)	- (6.1.5.5): Development or site alteration in a provincially significant wetland designated on Schedule A is not permitted. Development on a lot of record which includes a wetland or part of a wetland must take place outside of the wetland area and such development shall require an ESA. Activities that create or maintain infrastructure within the requirements of the Environmental Assessment process or works subject to the Drainage Act are not considered to be development for the purposes of this section, however wherever possible such uses shall be located outside of designated wetlands.	- (3.7.5) Development/site alteration of PSW not permitted; EIS required for development on lot of record which includes a wetland; development must take place outside wetland area - Environmental Site Assessment required within 120 m of PSW	- EIA required for development within adjacent lands (those lands lying within 120 metres of any PSW and within 50 m of any locally-significant wetland). - PSWs have been designated as Natural Heritage A and Locally-significant wetlands have been designated as Natural Heritage – PSW on Schedule A1, A2, A3 and defined in (2.21.1)	- EIA required for development within adjacent lands (those lands lying within 120 metres of any PSW and within 50 m of any locally-significant wetland). - Provincially-significant wetlands have been designated as Natural Heritage A on Schedule A, and are defined (2.22.1). Development is effectively prohibited within the designation.	- (5.3.1) PSWs: permitted uses are forestry, conservation, wildlife management, passive outdoor recreation and education activities with no adverse impact; development on adjacent lands within 120 m of PSW will require EIS; established agricultural activities are permitted without EIS - (5.3.4) Locally significant wetlands on Schedule B; EIS required for development/site alteration in wetlands and adjacent area of 50 m	- (3.20) Land Adjacent to a Wetland: PSWs designated on Schedules A-1 and B-1; development permitted within 120 m of designated wetland boundary; if development affects bed of Rideau Canal, EIS shall be undertaken in accordance with requirements of Parks Canada - (4.4.3) Wetland: PSWs; no development/site alteration permitted; not permitted within locally significant wetlands connected to or adjacent to major waterbody, except additions/alterations to permitted uses subject to EIS	- (6.2.1) PSWs and Locally significant wetlands: no development/site alteration permitted except sustainable forestry, conservation, wildlife mgmt., passive rec and educational activities excluding buildings and structures; destruction of beaver dams discouraged where it would significantly alter established local water levels of a wetland - (6.2.1.1) EIS required for development within 120 m of PSWs or 60 m of locally significant wetland; Site Plan Control	- (2.21.1) EIA required for development and site alteration on lands adjacent to Natural Heritage A (within 120 m of PSW) and Natural Heritage B designations (within 50 m of locally significant wetland)	- N/A
Fish Habitat									
- EIA required within or adjacent to a Significant Valleyland as Shown in Schedule B and defined in (2.21.3)	- (6.1.11): EIA required for any development within 120 m of an identified fish habitat.	- (3.7.13) EIA required for development/site alterations proposed within 120 m of watercourse/adjacent to an	- EIA required within 30 m of Fish Habitat as defined in (2.21.3) - Where development or site alteration may potentially	- EIA required within 30 m of Fish Habitat as defined in (2.22.3) - Where development or site alteration may potentially	- (5.3.6) Fish Habitat: all waterbodies/watercourses contain fish habitat; EIS required for development/site alteration	- (3.12) Fisheries: all waterbodies in Village have potential to be fish habitat; development not permitted within 30 m	- (6.2.6) Fish Habitat: Rideau River South Branch and North Grenville's creeks and streams support variety of	- (2.21.3) Protection of fish habitat from HADD; all development/site alteration to any waterbody will be screened for presence of	- N/A

ENVIRONMENTAL IMPACT STUDY (EIS) POLICIES AND REQUIREMENTS									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN-KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE-WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
		area of fish habitat identified through consultation with CA/DFO - EIA required for extensions or enlargements of existing buildings and structures adjacent to identified fish habitat	affect fish habitat, the DFO or the relevant CA, as applicable, shall be consulted and the required approvals obtained.	affect fish habitat, the DFO or the relevant CA, as applicable, shall be consulted and the required approvals obtained.	within fish habitat; no HADD permitted	except for marinas, marine facilities which receive approval; comment from CA and Parks Canada (related to Rideau Canal National Historic Site); EIS for development - (3.12.2) Development/site alterations including creation of new lots immediately adjacent to fish habitat will require EIS	cold water and warm water fisheries; Schedules A1 and B1; development/site alteration not permitted in areas of fish habitat, except in accordance with prov. and fed. Requirements; no HADD; 30 m setback; decreased setback subject to Fish and Fish Habitat Assessment and environmental gain	fish habitat; not permitted within 30 m of habitat unless no negative impact demonstrated in EIA; approvals from CA and DFO may be required; consideration of impacts of SWM on fish habitat	
Habitat of Threatened and Endangered Species									
- Development on adjacent lands to habitat of threatened or endangered species must be evaluated through the completion of an EIA and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. - Habitat is defined in (2.21.5)	- Where a planning application for development or site alteration is submitted in an area of the screening map that delineates potential for significant habitat of threatened and endangered species, the Township shall require an Ecological Site Assessment as supporting information to determine if significant habitat is present and delineate the extent of any significant habitat within or adjacent to the area proposed for development. In cases where an environmental impact assessment is triggered by this Plan, the above requirements may be addressed by the environmental impact assessment, provided it is undertaken by a qualified individual.	- (3.7.7) Where screening map shows potential for significant habitat, Ecological Site Assessment required for development/site alteration - If EIA triggered elsewhere in Plan, above req't can be addressed by the EIA/EIS - EIA required within 120 m of habitat of threatened and endangered species - Butternut: site inventory required prior to disturbance or removal of trees; if harm is proposed, health assessment required by qualified Butternut Health Assessor	- Development on adjacent lands to habitat of threatened or endangered species must be evaluated through the completion of an EIA and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. - Habitat is defined in (2.21.5)	- Development on adjacent lands to habitat of threatened or endangered species must be evaluated through the completion of an EIA and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. - Habitat is defined in (2.22.5)	- (5.3.2) Habitat of Endangered and Threatened Species: MNR identified Davis Island, Spilsbury Island and Isle 67a as sites used for nesting by bald eagles; no development/site alteration within 200 m radius - Development/site alteration not permitted within significant portions of habitat; adjacent lands are identified as those within 50 m of a designated area	- (3.7) Habitat of Endangered and Threatened Species: none identified to date; MNR has mapped suitable portions of Loggerhead Shrike habitat; mapping should be updated for development proposals in consultation with MNR and Village; development/site alteration not permitted in significant portions of habitat, may be permitted within 50 m of significant portions subject to EIS	- (6.2.3) Species at Risk; significant habitat of threatened and endangered species; development prohibited within habitat; EIS required for development within 50 m of such habitat	- (2.21.5) loggerhead shrike and black rat snake identified as present in Township; where habitat is confirmed, no development or site alteration will be permitted in significant portions of the habitat; may be permitted within 50 m subject to EIA	- N/A
Significant Wildlife Habitat									
- EIA required within or adjacent to a Significant Valleyland as Shown in Schedule B and defined in (2.21.4) and shown on Schedule B - Where development or site alteration may potentially affect fish habitat, the DFO or the relevant CA, as applicable, shall be consulted and the required approvals obtained.	- (6.1.8.1) EIA required for development and site alteration within the habitat area or on adjacent lands that are within 120 metres of these areas	- (3.7.9) EIA required if development/site alteration proposed within 120 m - Existing agricultural activities and minor expansions to existing buildings/structures for farming operations permitted without EIA	- EIA required within or adjacent to a significant wildlife area or adjacent lands within 50 m.	- EIA required within or adjacent to a significant wildlife area or adjacent lands within 50 m.	- Appendix A: Lack of available data; no mapping completed	- (3.26) Significant Wildlife Habitat: development/site alteration may be permitted subject to EIS	- (6.2.5) Significant Wildlife Habitat: EIS required for development in areas of significant wildlife habitat or within 50 m; EIS will have regard for Significant Wildlife Habitat Technical Guide by MNR	- (2.21.4) i.e. winter deer habitat; no mapping available; Plan assumes all wetlands constitute significant wildlife habitat and are subject to wetland development policies; development/site alteration within a potentially significant wildlife habitat area or adjacent lands within 50 m will require EIA; EIA will be a prerequisite for any development comprising 3+ lots	- N/A
ANSIs									
- EIA required for development within adjacent lands (50 m) as	- (6.1.7.1) Development may be permitted in accordance with the	- (3.7.8) EIA required if development proposed in ANSI; within 50 m of Earth	- EIA required for development within adjacent lands (50 m) as	- EIA required for development within adjacent lands (50 m) as	- (5.3.3) ANSIs: Schedule B; EIS required for development/site alteration	- (3.4) ANSIs: Schedules B-1 and B-2; development/site alteration	- (6.2.2) ANSIs: Life Science - Groveton Bog and Merrickville Bog; locally	- (2.21.2) Designated Natural Heritage B; EIA required for development	- N/A

ENVIRONMENTAL IMPACT STUDY (EIS) POLICIES AND REQUIREMENTS									
ATHENS	AUGUSTA	EDWARDSBURGH/ CARDINAL	ELIZABETHTOWN-KITLEY	FRONT OF YONGE	LEEDS AND THE THOUSAND ISLANDS	MERRICKVILLE-WOLFORD	NORTH GRENVILLE	RIDEAU LAKES	WESTPORT
defined in (2.21.2)	underlying land use designation in significant areas of natural and scientific interest (ANSIs), or on adjacent lands within 50 metres for Earth Science ANSI's and 120 metres for Life Science ANSI's, only if it has been demonstrated through an environmental impact assessment	Science ANSI; within 120 m of Life Science ANSI - Existing agricultural activities and minor expansions to existing buildings/structures for farming operations permitted without EIA	defined in (2.21.2)	defined in (2.22.2)	within an ANSI and adjacent area of 50 m require Site Plan Control - Rock Dunder ANSI (Schedule B) studied by MNR, Parks Canada, and CRCA – considered core area in which no development is permitted other than forestry, conservation, wildlife management and passive recreation (including existing camp)	may be permitted within 50 m of ANSI subject to EIS; if ANSI is also part of Wetland designation, no development/site alteration permitted - In certain locations, ANSI is also floodplain and those policies apply	significant - Flint Hill; regional Life Science – South Gower Swamp; Life Science sites – Kemptville Creek Wetland, Oxford Mills Bog, Oxford Station Outcrop; existing development permitted - (6.2.2.3) development within 50 m requires EIS; existing agricultural permitted, new agricultural structures or clearing/drainage of lands within and adjacent to ANSI require EIS	site alteration within or on adjacent lands within 50 m of provincially significant ANSI	
Valleylands									
- EIA required within or adjacent to a Significant Valleyland as Shown in Schedule B and defined in (2.21.7) and shown on Schedule B	- Given the topography of the Township of Augusta, the Township is of the opinion that there are no significant valleylands within its jurisdiction.	- (3.7.12) N/A	- N/A	- N/A	- N/A	- N/A	- (2.6.4.1) No significant valleylands within jurisdiction	- N/A	- N/A

APPENDIX B - EMPLOYMENT AREA SUPPLY



Employment Area Supply

Township of North Grenville

Legend

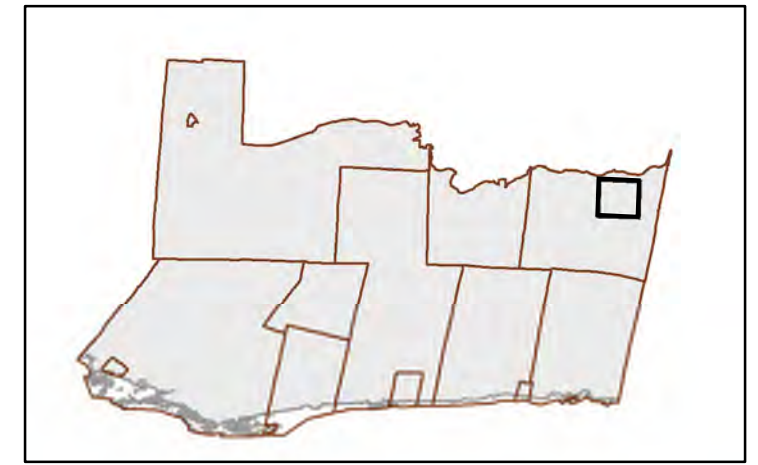
- Municipal Boundaries
- Settlement Area
- Collector
- Provincial Highway
- Arterial Road
- Railway
- Natural Heritage Consideration

Employment Areas

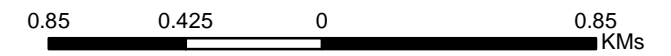
- Regionally Significant Employment Areas
- Locally Significant Employment Area
- Highway Commercial

Supply

- Potentially Underutilized
- Vacant



Employment Lands Supply Analysis

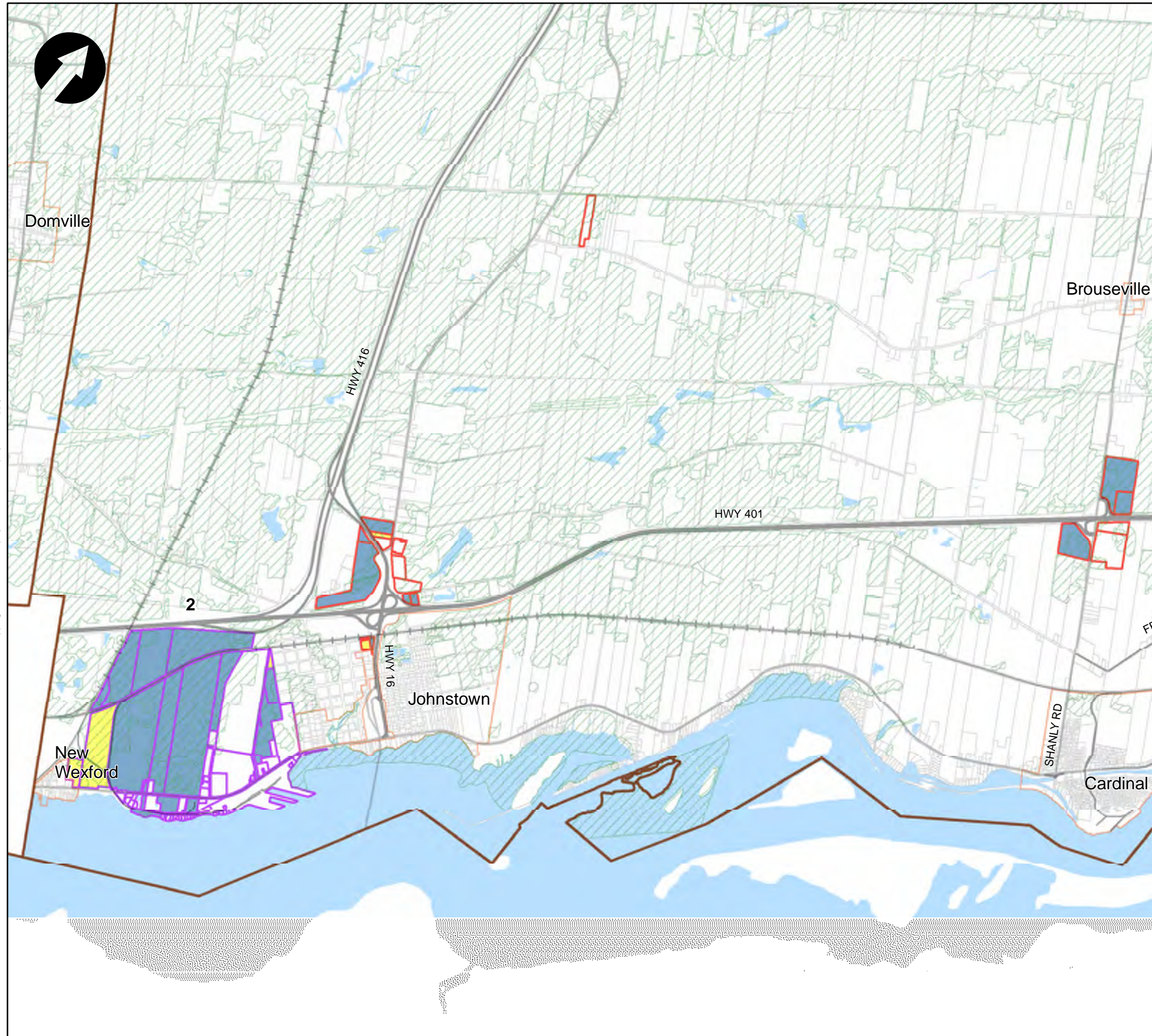


Date: June 2014

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Employment Area Supply

Township of Edwardsburgh/Cardinal



Legend

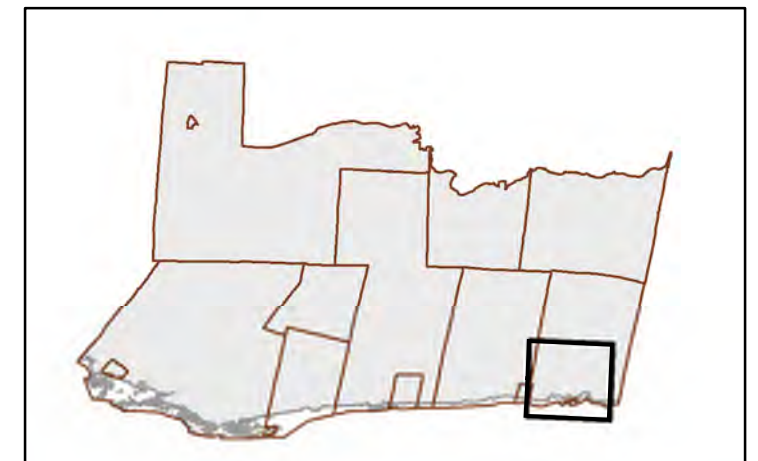
-  Municipal Boundaries
-  Settlement Area
-  Collector
-  Provincial Highway
-  Arterial Road
-  Railway
-  Natural Heritage Consideration

Employment Areas

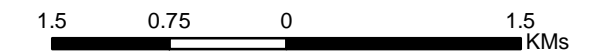
-  Regionally Significant Employment Areas
-  Locally Significant Employment Area
-  Highway Commercial

Supply

-  Potentially Underutilized
-  Vacant

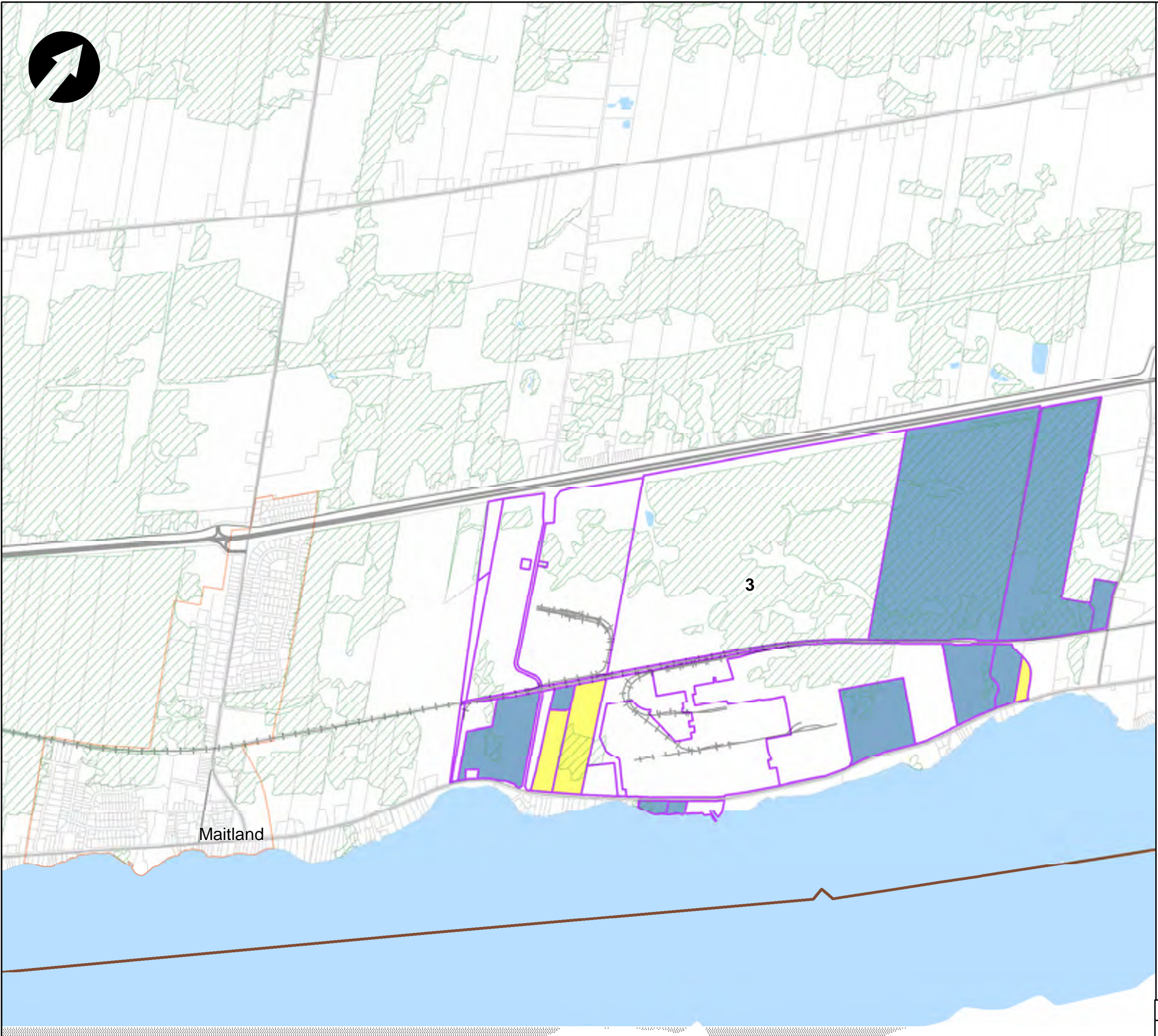


Employment Lands Supply Analysis



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Employment Area Supply

Township of Augusta

Legend

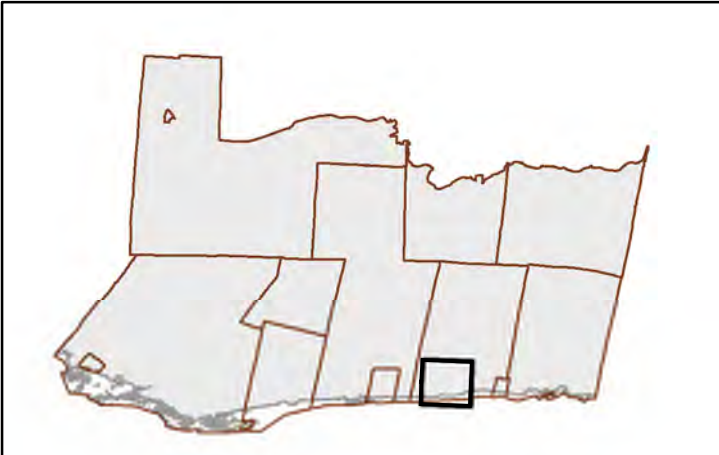
- Municipal Boundaries
- Settlement Area
- Collector
- Provincial Highway
- Arterial Road
- Railway
- Natural Heritage Consideration

Employment Areas

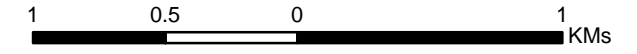
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- Locally Significant Employment Area
- Highway Commercial

Supply

- Potentially Underutilized
- Vacant



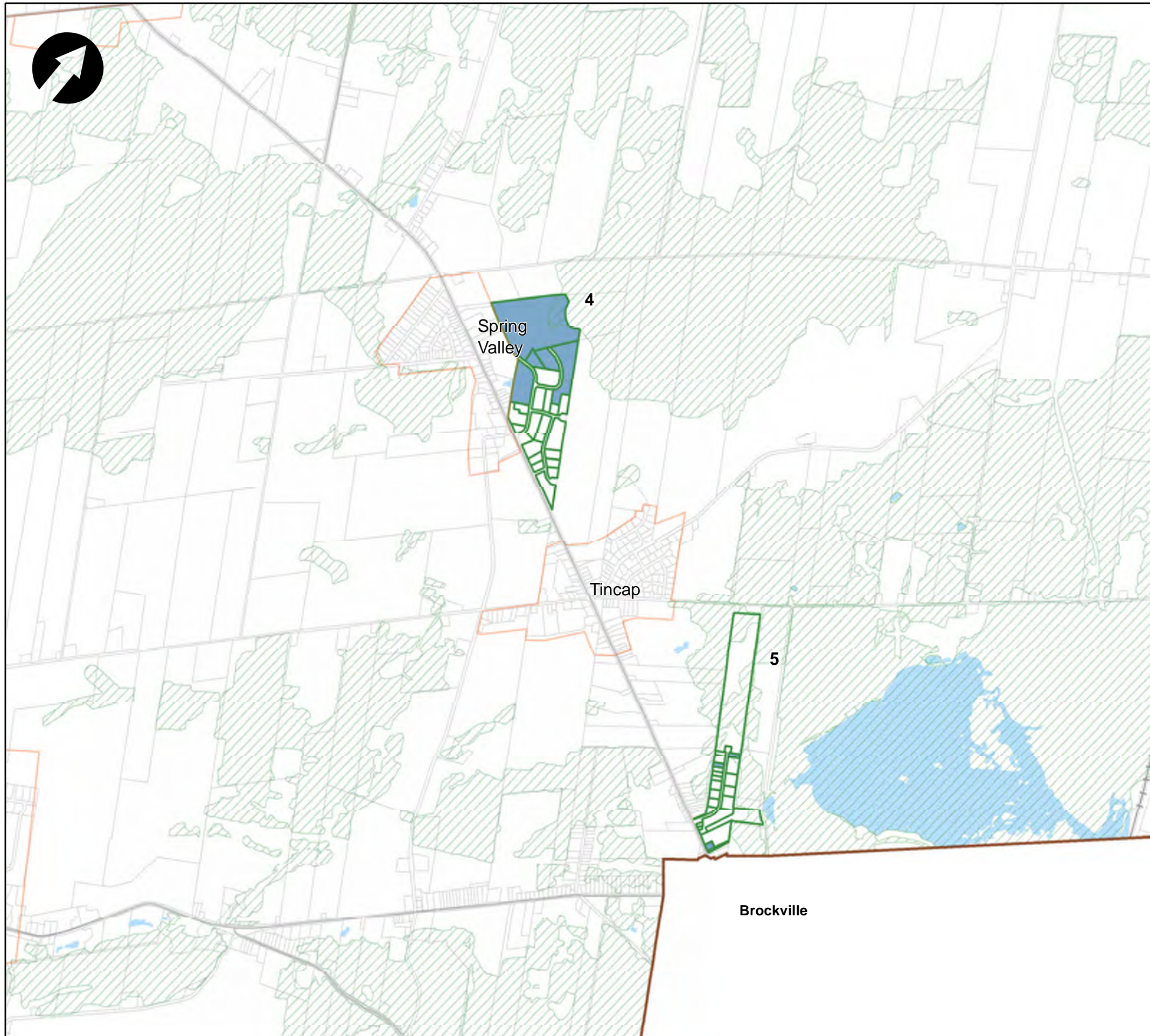
Employment Lands Supply Analysis



Date: June 2014

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Employment Area Supply

Township of Elizabethtown-Kitley

Legend

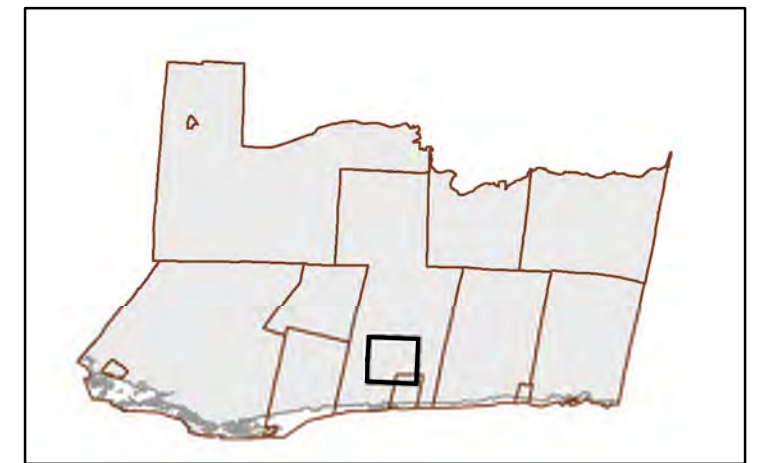
- Municipal Boundaries
- Settlement Area
- Collector
- Provincial Highway
- Arterial Road
- Railway
- Natural Heritage Consideration

Employment Areas

- Regionally Significant Employment Areas
- Locally Significant Employment Area
- Highway Commercial

Supply

- Potentially Underutilized
- Vacant



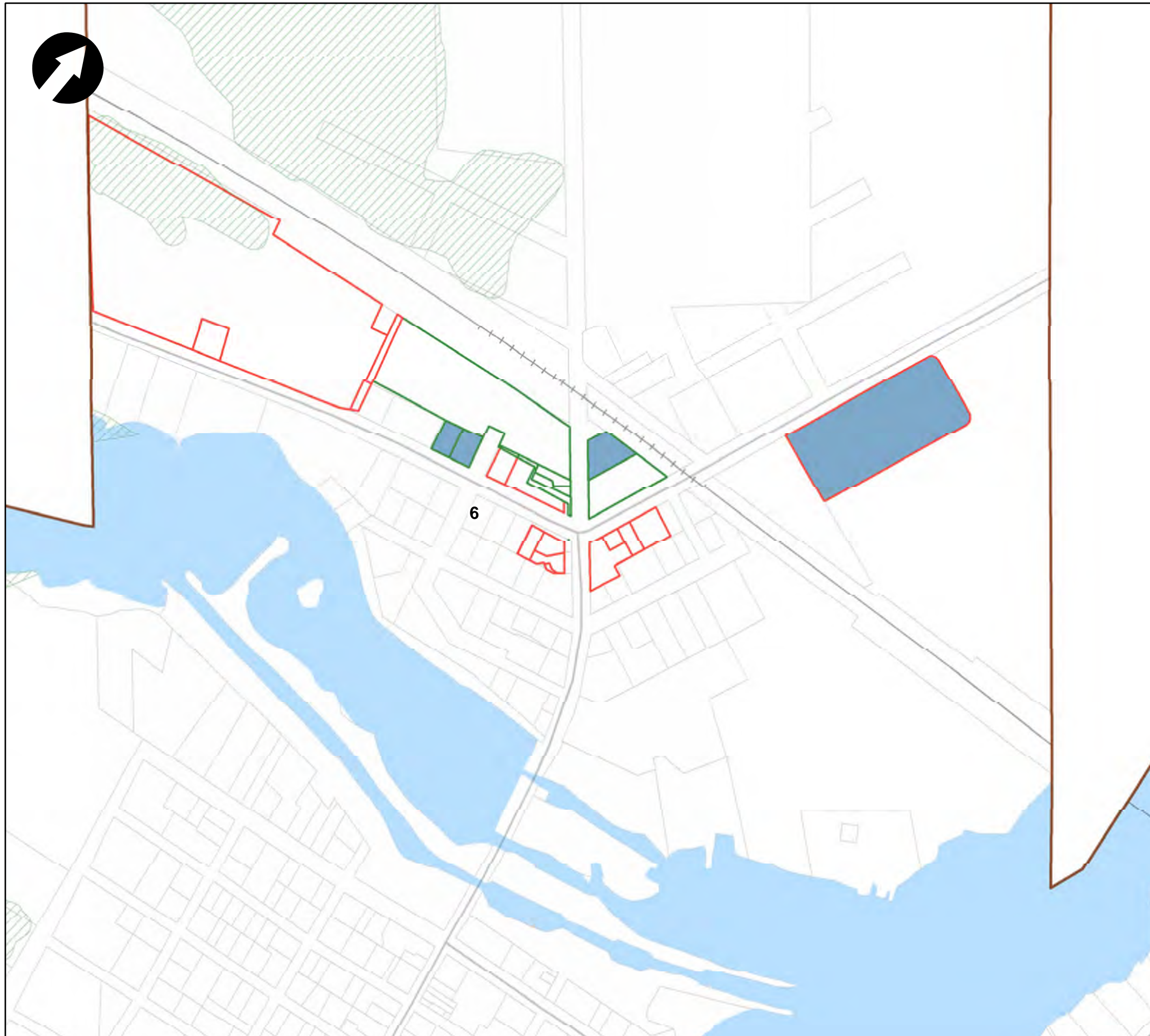
Employment Lands Supply Analysis



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Employment Area Supply

Township of Merrickville-Wolford



Legend

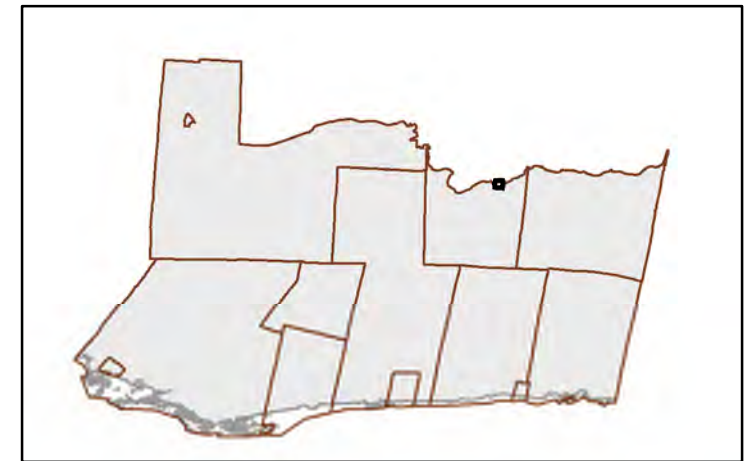
-  Municipal Boundaries
-  Settlement Area
-  Collector
-  Provincial Highway
-  Arterial Road
-  Railway
-  Natural Heritage Consideration

Employment Areas

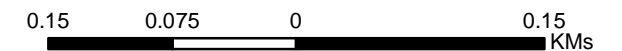
-  Regionally Significant Employment Areas
-  Locally Significant Employment Area
-  Highway Commercial

Supply

-  Potentially Underutilized
-  Vacant



Employment Lands Supply Analysis



Date: June 2014

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APPENDIX C – COMMUNITY SETTLEMENT AREA MATRIX

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
Athens	Athens	OP Section 3.7 – Settlement Area	Yes	Residential Commercial Institutional Industrial	Private Services	N/A	Approx. 126 ha (gross) vacant lands designated for growth Approx. 6 vacant lots of record
	Charleston	OP Section 3.7 – Settlement Area	Yes	Residential Commercial Institutional Industrial	Private Services	N/A	Settlement area boundary generally recognizes extent of development; little rounding-out Approx. 0 vacant lots of record
Augusta	Algonquin	4.0 Where We Live – Our Villages And Hamlets Schedule A designates these villages/hamlets as Settlement Areas.	Yes (Section 4.1)	Residential, commercial, institutional, recreational and industrial	All development generally on private water and waste water services. Communal services are permitted subject to agreements. Implementing ZBL anticipates communal and piped water and sewer services subject to MOE approvals	GIS analysis required	GIS analysis required
	Domville						
	Maitland						
	Maynard						
	North Augusta						
	Riverview Heights						
Roebuck							
Edwardsburgh-Cardinal	Brouseville	OP Section 3.1 – Schedule A	Yes	Residential, commercial	Private wells and private sanitary systems	13 lots, 12 households, 1 commercial	None
	Cardinal (Urban Area)	OP Section 3.1 – Schedule A4	Yes	Residential, commercial, institutional, open	Municipal water and municipal sewer systems	703 households, 30 vacant lots	209 acres developable

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
				space, existing industrial			
	Groveton	OP Section 3.1 – Schedule A	Yes	Residential	Private wells and private sanitary systems	22 lots, 14 households	23 acres developable,
	Hyndman	OP Section 3.1 – Schedule A	Yes	Residential	Private wells and private sanitary systems	15 lots, 9 households	6 vacant lots, 5 acres developable, 2 infill
	Johnstown	OP Section 3.1 – Schedule A2	Yes	Residential, commercial, institutional, environmental protection	Private wells and private sanitary systems	259 households, 4 commercial, 5 institutional	41 vacant lots, 307 acres vacant, 180 acres developable
	New Wexford	OP Section 3.1 – Schedule A2	Yes	Residential, commercial	Municipal water, private sanitary systems	51 lots, 43 households, 1 commercial	2 vacant lots, 1 infill, 7 acres developable
	Shanly	OP Section 3.1 – Schedule A	Yes	Residential, institutional	Private wells and private sanitary systems	19 lots, 23 households, 1 multi-residential (9 units)	2 vacant lots
	Spencerville	OP Section 3.1 – Schedule A3	Yes	Residential, commercial, institutional, open space, environmental protection	Private wells and municipal sewer system, some private sanitary systems	144 households, 27 commercial or institutional	13 vacant lots, 54 acres developable on municipal sewer, 38 acres developable on private services
	Plttston	OP Section 3.1 – Schedule A	Yes	Residential	Private wells and private sanitary systems	21 lots, 18 households	3 vacant lots
	Ventnor	OP Section 3.1 – Schedule A	Yes	Residential, commercial	Private wells and private sanitary systems	30 lots, 27 households, 1 commercial	2 vacant lots, 6 acres developable
Elizabethtown-Kitley	Addison	OP Sec. 3.8, OP Schedule A2	Yes	Residential; Commercial; Institutional	Private Services	Area: 47.1 ac 34 Residential Units	5 vacant lots (24 ac ± vacant developable area)

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
	Bellamy's Mills	OP Sec. 3.8, OP Schedule A1	Yes	Residential; Institutional (cemeteries)	Private Services	Area: 30.7 ac 8 Residential Units	2 vacant lots (12 ac ± vacant developable area)
	Frankville	OP Sec. 3.8, OP Schedule A1	Yes	Residential; Commercial; Industrial; Institutional	Private Services	Area: 88.6 ac 46 Residential Units	17 vacant lots (42 ± ac vacant developable area)
	Greenbush	OP Sec. 3.8, OP Schedule A2	Yes	Residential; Commercial; Institutional (parkland/open space)	Private Services	Area: 66.7 ac 33 Residential Units	4 vacant lots (28 ac ± vacant developable area)
	Jasper	OP Sec. 3.8, OP Schedule A1	Yes	Residential; Commercial; Industrial (industrial salvage yard)	Private Services	Area: 90.5 ac 61 Residential Units	11 vacant lots (23 ac ± vacant developable area)
	Lehighs Corners	OP Sec. 3.8, OP Schedule A1	Yes	Residential	Private Services	Area: 66.3 ac 24 Residential Units	3 vacant lots (50 ac ± vacant developable area)
	Lyn	OP Sec. 3.8, OP Schedule A3	Yes	Residential; Commercial; Industrial; Institutional (schools, churches museums); Recreation / Parkland	Private Services	Area: 420 ac 305 ± Residential Units	17 vacant lots (118 ac ± vacant developable area)
	New Dublin	OP Sec. 3.8, OP Schedule A2	Yes	Residential; Institutional	Private Services	Area: 94 ac 14 Residential Units	4 vacant lots (59 ac ± vacant developable area)
	Newbliss	OP Sec. 3.8, OP Schedule A1	Yes	Residential; Commercial; Industrial;	Private Services	Area: 55 ac 11 Residential Units	6 vacant lots (39 ac ± vacant developable area)

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
				Institutional			
	Rocksprings	OP Sec. 3.8, OP Schedule A2	Yes	Residential; Commercial	Private Services	Area: 57.8 ac 10 Residential Units	2 vacant lots (45 ac ± vacant developable area)
	Spring Valley	OP Sec. 3.8, OP Schedule A3	Yes	Residential; Commercial; Industrial; Institutional	Private Services	Area: 150 ac 104 Residential Units	11 vacant lots (25 ac ± vacant developable area)
	Tincap	OP Sec. 3.8, OP Schedule A3	Yes	Residential; Commercial; Parkland; Institutional	Private Services	Area: 164.5 ac 142 Residential Units	7 vacant lots (52 ac ± vacant developable area)
	Toledo	OP Sec. 3.8, OP Schedule A1	Yes	Residential; Commercial; Industrial; Institutional (school, church, cemetery)	Private Services	Area: 183 ac 70 ± Residential Units	7 vacant lots (98 ac ± vacant developable area)
	Foster Hall Road / County Road 29/46	OP Section 3.8, OP Schedule A2	Yes	Existing Land Uses: Residential, Commercial	Private Services	Area: 250.7 acres, with 41 residential units	6 vacant lots (168 acres + vacant developable area)
Front of Yonge	Caintown	O.P. Sections 3.64, 3.7, 5.23, 5.24 and Schedule A	Yes	Institutional Residential, Industrial	Private Water Private Sanitary	35 lots	10 lots 50 acres
	Mallorytown	O.P. Sections 3.64, 3.7, 5.23, 5.24 and Schedule A	Yes	Residential, Commercial Institutional Industrial	Private Water Private Sanitary	165 lots 330 population	10 lots 50 acres
	McIntosh Mills	O.P. Sections 3.64, 3.7, 5.23, 5.24 and Schedule A	Yes	Residential, EP	Private Water Private Sanitary	14 lots	3 lots 10 acres
	Sherwood Springs	O.P. Sections 3.64, 3.7, 5.23, 5.24 and Schedule A	Yes	Residential, Commercial	Private Water Private Sanitary	28 lots	3 lots 30 acres
	Yonge Mills	O.P. Sections 3.64, 3.7, 5.23, 5.24 and Schedule A	Yes	Residential, farm	Private Water Private Sanitary	20 lots	7 lots 100 acres

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
Leeds and the Thousand Islands (None received)	Ivy Lea						
	Lansdowne (Urban Area)						
	Lyndhurst						
	Rockport						
	Seeley's Bay						
Merrickville-Wolford (None received)	Merrickville (Urban Area)						
	Carley's Corners						
	Eastons Corners						
	Jasper						
North Grenville	Bedell	Section 8	Yes	Commercial / Institutional / Residential / Rural	Private	99 acres; 23 lots available; 15 lots built on	10 acres of developable land on one property which is not vacant (would require zoning change)
	Bishops Mills	Section 8	Yes	Agriculture / Commercial / Flooding and Erosion Protection / Institutional / Residential / Rural	Private	452 acres; 72 available; 57 lots built on	202 acres of developable lands over 8 properties of which 6 are vacant of buildings (however, zoning changes would be required).
	Burritts Rapids	Section 8	Yes	Commercial / Environmental Protection/Flooding and Erosion	Private	152 acres; 73 lots available; 52 lots built on	48 acres of developable lands over 3 properties which are all vacant

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
				Protection / Institutional / Limited Service Residential / Residential / Rural			(however, zoning changes would be required).
	East Oxford	Section 8	Yes	Residential / Rural	Private	74 acres; 15 lots available; 11 lots built on	No opportunities
	Heckston	Section 8	Yes	Commercial / Institutional / Residential / Rural	Private	86 acres; 39 lots available; 29 lots built on	37 acres of developable land over 2 properties which are vacant (however, zoning changes would be required and proximity to mineral resources is a consideration).
	Kemptville (Urban Area)	Section 10	Yes	Agriculture / Commercial / Environmental Protection / Flooding and Erosion Protection/ Industrial/ Institutional / Residential / Rural/Waste Management	Private / Municipal Services	2933 acres; 2151 lots available; 1768 lots built on	620 acres of developable land over 34 properties of which 6 have structures (subject to zoning changes, etc.)
	Oxford Mills	Section 8	Yes	Commercial/ Environmental Protection/ Flooding and Erosion Protection / Institutional/ Residential/Rural	Private	378 acres; 140 lots available; 97 lots built on	170 acres of developable land over 11 properties of which 3 have structures (subject to zoning changes, etc.)

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
	Oxford Station	Section 8	Yes	Commercial / Institutional / Residential / Rural	Private	677 acres; 169 lots available; 127 lots built on	379 acres of developable land over 13 properties of which 11 have structures (subject to zoning, etc.)
	Peltons Corners	Section 8	Yes	Commercial / Institutional / Residential / Rural	Private	144 acres; 34 lots available; 28 lots built on	96 acres of developable land over 3 properties of which 1 has a structure (subject to zoning, etc.)
Rideau Lakes	Chaffey's Locks	Sec 3.8 Villages and Hamlets	Yes	Residential, Commercial, Institutional, Rural, Conservation, Other levels of government (Canal/locks etc.)	Private Water & Sanitary	109ha*	4 vacant
	Chantry					37ha	3 vacant
	Crosby					26ha*	1 vacant
	Delta					104ha	9 vacant
	Elgin					360ha	11 vacant – DO 27ha lot; 22ha lot; 45ha lot; 24ha lot; 43ha lot; 29ha lot
	Forfar					26ha**	8 vacant
	Harlem					30ha	1 vacant
	Jones Falls					33ha*	0 vacant
	Lombardy					50ha	1 vacant
	Lower Beverly Lake					35ha*	12 vacant
	Morton					194ha*	7 vacant – DO 20ha lot

Municipality	Settlement Area	OP Policy Basis for Settlement Area Designation: Relevant policy, Official Plan reference	Settlement Boundary Defined in OP	Existing Land Uses: Residential, Commercial, Institutional, Employment, etc.	Servicing: Private Water Private Sanitary Communal Municipal Water Municipal Sanitary	Size of Rural Settlement: Population; Number of lots	Vacant Lands/ Development Opportunity (infill, rounding-out): Number of vacant lots, Developable area
	Newboro					43ha	1 vacant
	Newboyne					32ha	5 vacant
	Phillipsville					9ha**	2 vacant
	Plum Hollow					243ha	11 vacant – DO 21ha lot
	Portland					19ha	3 vacant
	Rideau Ferry					109ha*	4 vacant
Westport	Westport (Urban Area)	Village of Westport Official Plan	Yes; boundary of the municipality	Residential Commercial Institutional Open Space	Municipal Water Municipal Sanitary Private Water Private Sanitary	Size of Municipality is 1 sq. Mile; population 640; households 340	Limited commercial development opportunities; handful of central commercial upgrades; no vacant highway commercial properties; residential growth potential on the periphery of the current municipal services; all new development required to connect to municipal services; less than 10 vacant residential lots of record

NOTES: * Despite being identified in the local OP, significant lands in many villages are significantly constrained for future development due to features such as: no road frontage, Federal ownership and/or easements related to the Canal, large undocumented wetlands, and high voltage regional hydro corridors.

**A significant portion of the lands are part of a wider agricultural/cropping parcel. While not designated 'Prime Agriculture', development potential is likely limited.