

The Corporation of the County of Lennox and Addington

By-law No. 3652/26

A By-law to Adopt Amendment No. 3 to the Official Plan of the Corporation of the County of Lennox and Addington

WHEREAS the Planning Act, R.S.O. 1990, c. P.13, authorizes the County of Lennox and Addington to pass by-laws for the adoption of Official Plans and amendments thereto; and

WHEREAS a Statutory Public Open House and Public Meeting regarding the proposed amendment has been held pursuant to the requirements of Section 17 and Section 26 of the Planning Act, R.S.O. 1990, c.P.13, as amended; and

WHEREAS the Minister of Municipal Affairs and Housing is the approval authority for amendments to the County of Lennox and Addington Official Plan pursuant to Section 17(1) and Section 26 of the Planning Act;

NOW THEREFORE the Council of the Corporation of Lennox and Addington in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby enacts as follows:

1. THAT Amendment No. 3 to the Official Plan of the County of Lennox and Addington, consisting of the attached explanatory text and mapping is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Amendment to the Lennox and Addington County Official Plan;
3. THAT the Clerk is hereby authorized and directed to give notice of adoption of the aforementioned Amendment to the County of Lennox and Addington Official Plan and provide such information as required by the Planning Act, R.S.O. 1990, c. P.13; and
4. THAT this By-law will come into force and effect on the day of final passing thereof.

Read a first, second and third time and finally passed on this eighteenth day of March 2026.

Tracey McKenzie

Signed with CoSignO Cloud (2026/03/19)
Verify with verifio.com or Adobe Reader.



Clerk

Nathan Townend

Signed with CoSignO Cloud (2026/03/19)
Verify with verifio.com or Adobe Reader.



Warden

**AMENDMENT NO. 3
TO THE OFFICIAL PLAN
FOR
COUNTY OF LENNOX & ADDINGTON**

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PART “A” – THE PREAMBLE

SECTION 1 – TITLE AND COMPONENTS

This document was approved in accordance with sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended and shall be known as Amendment No. X to the Official Plan as adopted by By-law No. _____.

Part “A”, the Preamble, does not constitute part of this amendment.

Part “B”, the amendment, consisting of the following text constitutes Amendment No. X to the Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the amendment is to:

- a) update the population and employment forecasts to the year 2051 in the County of Lennox & Addington;
- b) update the growth allocations by local municipality to the year 2051 in the County of Lennox & Addington;
- c) incorporate a natural heritage system and updated natural heritage policies into the Official Plan;
- d) update a number of policies to ensure consistency with the Provincial Planning Statement 2024; and
- e) make a number of minor structural changes to Section A of the Official Plan.

SECTION 3 – LOCATION OF THE AMENDMENT

This amendment applies to the whole of Lennox & Addington County.

SECTION 4 – BASIS OF THE AMENDMENT

On September 30, 2015, the County of Lennox and Addington Council adopted its first Official Plan and it was approved by the Province on March 9, 2016, with the effective date being April 5, 2016.

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

The PPS 2024 is an integrated province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

All of these changes to a very large extent have been designed to support the development of additional housing to meet the target of 1.5 million new homes set by the Provincial government.

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

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

PART B – THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment consisting of the following text constitutes Amendment No. 3 to the County of Lennox & Addington.

Details of the Amendment

The County Official Plan is hereby amended as follows:

Item 1: Part 1 (The Preamble) is amended by deleting Section 1 (Introduction), Section 2 (Organization of the Plan), Section 3 (Location), Section 4 (Purpose of the Plan), Section 6 (The Structure of Part 2 of the Plan) and Section 7 (Schedules to the Plan).

Item 2: Part 1 (The Preamble), Section 5 (Basis) is renumbered to Section 1 and amended by deleting the third paragraph and replacing it with the following:

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

Item 3: Section 1 (Basis) is amended by replacing “Provincial Policy Statement” with "Provincial Planning Statement" and by adding the following after the sixth paragraph:

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

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

The PPS 2024 is an integrated province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

All of these changes to a very large extent have been designed to support the development of additional housing to meet the target of 1.5 million new homes set by the Provincial government.

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

Item 4: Section 1 (Basis) is amended by replacing “2036” with "2051” in the last paragraph.

Item 5: Part 2 (County of Lennox & Addington Official Plan), is amended by adding a new Section A1 (Plan Basics: Applicability, Purpose and Organization of the Official Plan) as follows:

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

A1.1 INTRODUCTION

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

A1.2 APPLICABILITY

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

A1.3 PURPOSE

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

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

This Plan recognizes the importance of the land use planning responsibilities that are vested with the local municipalities. Given that the County of Lennox & Addington Official Plan is intended to establish an overall land use planning framework for the County and its municipalities, this Plan is not intended to duplicate the policies of the local Official Plans. Instead, this Plan is intended to provide the guidance necessary for the establishment of detailed strategies, policies and land use designations at the local level.

In this regard, it is anticipated that this Plan will be implemented through local

municipal Official Plans and Amendments, zoning by-laws and subdivision approvals, **watershed** and sub-watershed plans, together with long-term transportation and infrastructure master plans, environmental studies, energy and climate change plans, financial plans, economic development initiatives as well as other policies and studies.

A1.4 PLANNING PERIOD

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

A1.5 STRUCTURE OF THIS PLAN

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

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

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

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

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

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

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

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

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

A1.6 SCHEDULES TO THE PLAN

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

- Schedule A – Land Use
- Schedule B1 – Selected Natural Heritage Features and Areas in NH1 designation and NH2 overlay
- Schedule B2 – Other Natural Heritage Features and Areas and Supporting Features
- Schedule B3 – Enhancement Areas and Linkages
- Schedule C – Resource Areas, Constraint Areas and Waste Management
- Schedule D – Transportation
- Schedule E – Prime Agricultural Areas and Rural Areas

A1.7 APPENDICES

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

- Appendix A – Petroleum Resources and Areas of Fire Risk”

Item 6: Section A (Vision, Guiding Principles and Land Use Concept), is renumbered as Section A2.

Item 7: Section A1 (Vision) is renumbered as A2.1 and the following be added at the end of the first sentence in the second paragraph: “and to do so in a way that supports environmental sustainability and climate resilience.”

Item 8: Section A2 (Guiding Principles) is renumbered as A2.2 and is amended by adding the words “active and sustainable’ after the word ‘integrated’ in Principle 6, replacing “First Nation lands” with "Indigenous communities" under number 10, by replacing ‘To consider climate change adaptation and mitigation’ with the following: “To incorporate climate change mitigation and adaptation recommendations from the County of Lennox & Addington Climate Action Plan and incorporate these recommendations where feasible in” and is further amended by adding numbers 14, 15 and 16 as follows:

- “14. To enhance the community's ability to prevent, endure, respond to and recover from the **impacts of a changing climate.**
- 15. To direct development away from **hazardous lands** and **hazardous sites.**
- 16. To use an **agricultural system** approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the

long-term economic prosperity and productive capacity of the **agri-food network.**”

Item 9: Section A3 (Provincial Land Use Concept) is renumbered as A2.4 and is further amended by replacing “Provincial Policy Statement (2014)” with "Provincial Planning Statement (2024)" and replacing “Province” with “County” in the first paragraph.

Item 10: Section A (Vision, Guiding Principles and Land Use Concept), is amended by adding new section A2.3 (Economic Development Objectives) as follows:

“A2.3 ECONOMIC DEVELOPMENT OBJECTIVES

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

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

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

Item 11: Section A4 (Land Use Concept) is renumbered to A2.5 and renamed as “County Land Use Concept” and is further amended by deleting “A3” and replacing it with “A2.4” and deleting “five” and replacing it with “six”.

Item 12: Section A4.1 (Urban Area) is renumbered as A2.5.1 and deleted and replaced with the following:

“A2.5.1 URBAN AREA

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

Item 13: Section A4.2 (Rural Settlement Area) is renumbered to A2.5.2.

Item 14: Section A4.3 (Agricultural Area) is renumbered to A2.5.3.

Item 15: Section A4.4 (Rural Area) is renumbered to A2.5.4 and the text is deleted and replaced with the following: “This designation applies to all lands that are located outside of **settlement areas** and the Agricultural Area designation and which would be considered as **Rural Lands** as defined by the Provincial Planning Statement.”

Item 16: Section A4.5 (Environmental Protection Area) is deleted and replaced with the following:

“A2.5.5 NATURAL HERITAGE ONE (NH1)

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

A2.5.6 NATURAL HERITAGE TWO (NH2)

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

Item 17: Section A5 (Delegation of Approval Authority) is deleted.

Item 18: Section A6 (Interpretation of this Official Plan) is renumbered as A2.6 and is further amended by replacing “A1” with "A2.1" in the second paragraph.

Item 19: Section B (Growth Management) is amended by adding a “Preamble” as follows:

“PREAMBLE

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

Item 20: Section B1 (Focus of Growth) is amended by adding the following after the first sentence in sub-section b): "When directing development in Rural **Settlement Areas**, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.”

Item 21: Section B1 (Focus of Growth) is amended by adding new sub-sections d) and e):

- “d) Within Urban Areas, growth will be focused within **strategic growth areas**, which include downtown areas and adjacent lands, lands in close proximity to publicly-assisted post-secondary secondary institutions and other areas where growth or development will be focused which may include infill, **redevelopment** (e.g., underutilized shopping malls and plazas), **brownfield sites**, the expansion or conversion of existing buildings, or greyfields. Lands along under-utilized commercial corridors and new mixed-use nodes that are established in new development areas and other areas with existing or planned frequent transit service may also be identified as strategic growth areas as well.
- e) At the time of each local municipal Official Plan update, local municipalities shall ensure that sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs as allocated by the County, in Tables A, B, and C, and as informed by provincial guidance.”

Item 22: Section B2 (Complete Communities) is amended by adding “including parkland” at the end of g) and is further amended by adding the following after h):

- “i) An integrated **transportation system** that facilitates all modes of travel including active transportation.”

Item 23: Section B3 (Population and Growth Forecast), is amended by deleting Table ‘A’ and replacing it with the following:

TABLE A
Population Growth Forecast by Municipality 2021 – 2051

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

Item 24: Section B4 (Employment Growth Forecast), is amended by deleting Table ‘B’ and replacing it with the following:

TABLE B
Employment Growth Forecast by Municipality 2021 – 2051

Municipality	Employment Growth (2021 to 2051)
Greater Napanee	2,310
Loyalist Township	4,010
Stone Mills	650
Addington Highlands	240
Total	7,210

Item 25: Section B5 (Housing Forecast), is amended by deleting “lower tier” and replacing it with “local” in the third sentence, by deleting the words ‘higher or lower and the housing mix’ and by deleting Table ‘C’ and replacing it with the following:

TABLE C
Housing Forecast by Municipality 2021 – 2051

Municipality	Low Density	Medium Density	High Density	Total
Greater Napanee	998	332	691	2,022
Loyalist Township	2,281	817	663	3,762
Stone Mills	570	24	28	623

TABLE C
Housing Forecast by Municipality 2021 – 2051

Municipality	Low Density	Medium Density	High Density	Total
Addington Highlands	224	12	0	237
Total	4,073	1,185	1,382	6,643

Item 26: Section B6 (Minimum Intensification Target) is amended by renaming it as “Intensification” and is further amended by deleting b) and replacing it the following:

- “b) In order to maximize opportunities for **intensification**, each of the local municipalities with an Urban Area shall update its Official Plan to support **intensification** and **redevelopment** by:
 - i) Permitting and facilitating all forms of residential **intensification**, including the **development** and **redevelopment** of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new **housing options** within previously developed areas, and **redevelopment**, which results in a net increase in residential units;
 - ii) Identifying **strategic growth areas** to support achievement of intensification and redevelopment and recognizing them as a key focus for development;
 - iii) Identifying the appropriate type and scale of development in **strategic growth areas** and transition of built form to adjacent areas;
 - iv) Encouraging **intensification** generally throughout the Urban Area;
 - v) Promoting densities for new housing which efficiently use land, resources, **infrastructure** and **public service facilities**, and support the use of **active transportation**;
 - vi) Requiring that a certain minimum percentage of new single detached dwelling units in larger subdivisions include at least one purpose-built additional residential unit;
 - vii) Directing that the implementing zoning by-law pre-zone lands for **intensification** and redevelopment, particularly in **strategic growth areas** to support the achievement of **complete communities**;
 - viii) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings, subject to a local analysis of where this should be considered;
 - ix) Establishing development standards for residential **intensification**,

redevelopment and new residential development that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety; and

- x) Directing that the implementing zoning-by-law permit additional residential units throughout the Urban Area.”

Item 27: Section B7 (Urban Area or Rural Settlement Area Boundary Expansions), is deleted and replaced with the following:

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

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, that is based on and reflect the allocation of population, employment and housing in Tables A, B and C of this Plan;
- b) if there is sufficient capacity in existing or planned **infrastructure** and **public service facilities**;
- c) whether the applicable lands comprise **specialty crop areas**;
- d) the evaluation of alternative locations which avoid **prime agricultural areas** and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in **prime agricultural areas**;
- e) whether the new or expanded **settlement area** complies with the **minimum distance separation formulae**;
- f) whether impacts on the **agricultural system** are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an **agricultural impact assessment** or equivalent analysis, based on provincial guidance; and
- g) the new or expanded **settlement area** provides for the phased progression of urban development.

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

Item 28: Section B9 is deleted and replaced with the following new section:

“B9 DEVELOPMENT IN GREENFIELD AREAS

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

B9.1 EXCELLENCE IN COMMUNITY LIVING

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

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

B9.2 DEVELOPMENT FORM

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

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

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

Item 29: Section B11 (Provision of Sewage and Water Services), is amended by adding a) and b) below and renumbering all subsections accordingly:

- "a) **Municipal sewage services** and **municipal water services** are the preferred form of servicing for **settlement areas** to support protection of the environment and minimize potential risks to human health and safety. For clarity, **municipal sewage services** and **municipal water services** include both centralized servicing systems and decentralized servicing systems.
- b) Where **municipal sewage services** and **municipal water services** are not available, planned or feasible, **private communal sewage services** and **private communal water services** are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.”

Item 30: Section B11 c) (Provision of Sewage and Water Services), is amended by deleting “provided” and replacing it with "available, planned or feasible", and by deleting the final sentence and adding the following at the end as follows: "At the time of a local municipal Official Plan review or update, the municipality should assess the long-term impacts of **individual on-site sewage services** and **individual on-site water services** on environmental health and the financial viability or feasibility of other forms of servicing set out in Sections B11 a) and b)."

Item 31: Section B11 (Provision of Sewage and Water Services), is amended by deleting the word 'rural' in the first paragraph of sub-section d) ii), by adding the word "or" at the end of sub-section d) ii), and by adding a new sub-section d) iii) as follows:

- “iii) Within Rural Settlement Areas where new development will be serviced by individual on-site water services in combination with **municipal sewage services** or **private communal sewage services**.

Item 32: Section B11 (Provision of Sewage and Water Services), is amended by deleting and replacing sub-section e) with the following:

- "e) In **rural areas**, where **partial services** have been provided to address failed services in accordance with Section B11 d) i), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing **partial service** and provided that site conditions are suitable for the long-term provision of such services with no negative impacts."

Item 33: Section B12 (Reserve Capacity), is amended by deleting the section and replacing it with the following:

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

Item 34: Section B13 (Infrastructure and Public Service Facilities), is amended by deleting a) and replacing it with the following:

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

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

- i) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- ii) leverage the capacity of development proponents, where appropriate; and
- iii) are available to meet current and projected needs.”

Item 35: Section 14.1 (Goals), is deleted and replaced with the following:

“B14.1 GOALS

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

- a) Establishing and implementing minimum targets for the provision of housing that is **affordable to low and moderate income households**, and coordinating land use planning and planning for housing with Service Managers to address the full range of **housing options** including **affordable** housing needs;
- b) Ensuring the provision of an appropriate range and mix of **housing options** and densities to meet the projected needs of current and future residents;
- c) Assisting in the achievement of **residential intensification** and **affordable** housing by encouraging opportunities for mixed-use development in appropriate locations;
- d) Permitting the development of additional residential units in accordance with the Planning Act and other applicable legislation;
- e) Encouraging the use of surplus public lands for **affordable** housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;
- f) Encouraging the development of **additional needs housing** in the County;
- g) Supporting universal physical access and encourage the building industry to

- incorporate such features in new residential structures;
- h) Continuing to develop public housing through the Prince Edward – Lennox & Addington Housing Corporation as appropriate;
 - i) Considering any recommendations set out in the Housing and Homelessness Plan, as deemed appropriate; and
 - j) Encouraging the **redevelopment** of brownfield properties and incentives to achieve it.”

Item 36: Section B14.2 (Housing - General Policies), is deleted in its entirety and replaced with the following:

“B14.2 ADDITIONAL RESIDENTIAL UNITS

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

the principal dwelling or farm building cluster.

In implementing this Section of the Plan, local municipalities shall determine whether additional residential units should be permitted or not in shoreline areas due to concerns about environmental and water quality impacts.

B14.2.5 Within Rural **Settlement Areas**, up to three (3) residential units are permitted subject to the policies of the local Official Plan provided that any additional residential units have appropriate **sewage and water services**.

B14.2.6 Notwithstanding Sections B14.2.1 to B14.2.6, additional residential units shall be directed away from **hazardous lands** and **hazardous sites**.”

Item 37: Section B14.3 (Secondary Residential Units) is deleted in its entirety and Section B14.4 is re-numbered as Section B14.3 and new sub-sections b) and c) are added as follows:

- “b) The County shall consult with the local municipalities, school boards, and Federal and Provincial agencies to identify surplus lands and/or buildings that may be suitable for **affordable** housing development.
- c) The County encourages the development of **affordable** housing within the Urban Areas to facilitate access to existing services and other facilities.”

Item 38: Section B15 (Land Supply), is amended by deleting “10 years” and replacing it with "15 years" under sub-section a).

Item 39: Section B16 (Employment Area Conversion), is renamed as “Removal of Employment Areas” with all subsections deleted and replaced with the following:

“B16 REMOVAL OF EMPLOYMENT AREAS

The removal of Employment Lands within an urban area may be permitted where it is demonstrated to the satisfaction of the County and the lower tier municipality that:

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

Item 40: Section B17 (Planning Period), is deleted and replaced with new Section B17 (Planning for Employment Areas and Uses) as follows:

“B17 PLANNING FOR EMPLOYMENT AREAS AND USES

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

Item 41: Section C (Land Use Designations), is amended by adding a “Preamble” as follows:

“PREAMBLE

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

Item 42: Section C1.1 (General Land Use Objectives), is amended by adding the following

second paragraph:

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

Item 43: Section C1.1.1 (Residential Areas), is amended by deleting “and” at the end of sub-section b) and by replacing “special” with "**additional needs**" under sub-section c).

Item 44: Section C1.1.1 (Residential Areas), is amended by adding the following sub-sections after c):

- “d) Encourage a high standard of urban design for **development and redevelopment**;
- e) Encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive; and,
- f) Implement street designs that provide for pedestrian, cycling and other non-motorized modes of transportation to help create more healthy and complete communities.”

Item 45: Section C1.1.2 (Commercial Areas), is amended by adding “and” at the end of c).

Item 46: Section C1.1.3 (Employment Areas and Uses), is amended by deleting 'and institutional uses' from sub-section a).

Item 47: Section C1 (Urban Areas), is amended by deleting Section C1.3.

Item 48: Section C3.2 a) and b) (Location), is amended by replacing “Schedule A” with “Schedule E” and adding the following two subsections after c):

- “d) Local municipalities may designate additional agricultural areas, including areas identified for local food production.
- e) It is recognized that the Agricultural Area designation on Schedule E overlaps with the NH1 designation on Schedule A. In cases where this overlap exists, the policies of the NH1 designation prevail and nothing in this Plan is intended to limit the ability of agricultural uses to continue.”

Item 49: Section C3.3 a) iv) (Permitted Uses), is amended by adding “and additional residential units” after “residential uses” and “and” at the end of the sentence, in addition to adding the following after iv), as follows:

- “v) Residential uses and additional residential units on a residential lot created through a farm consolidation and which would be considered a lot that is used

for a residence surplus to an agricultural operation in accordance with Section C3.4.”

Item 50: Section C3.4 a) iii) (Lot Creation on Lands in the Agricultural Area Designation), is deleted and replaced with the following:

- “iii) The lot is to be created will accommodate a **residence surplus to an agricultural operation** as a result of the acquisition of additional farm parcels to be operated as one farm operation (a farm consolidation) provided the new lot will be limited to a minimum size needed to accommodate the use and appropriate **sewage and water services**; and the approval authority ensures that new residential dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance; or”

Item 51: Section C3.4 a) iv) (Lot Creation on Lands in the Agricultural Area Designation), is amended by adding “or additional residential units” following “residential dwellings”.

Item 52: Section C3.5 (Agricultural-Related Uses), be amended by adding the following after c):

- “d) Local municipalities shall permit **agriculture-related uses** based on provincial guidance or local criteria in their Official Plans and implementing zoning by-laws as appropriate.”

Item 53: Section C3.6 (On-Farm Diversified Uses), is amended by adding “and electricity generation facilities and transmission systems, and **energy storage systems**.” in the last sentence of a).

Item 54: Section C3.6 a) (On-Farm Diversified Uses), is amended by adding the following at the end of a): “and electricity generation facilities and transmission systems, and **energy storage systems**.”

Item 55: Section C3.6 a) (On-Farm Diversified Uses), is amended by deleting c) and replacing it with the following:

- “c) Local municipalities shall permit **on-farm diversified uses** based on Provincial guidance in their Official Plans and implementing zoning by-laws as appropriate”

Item 56: Section C3.7 (Non Agricultural Uses in the Agricultural Area Designation), is amended by deleting c) and replacing it with the following:

- “c) When considering a non-agricultural use in accordance with this section of the Plan, impacts from any new or expanding non-**agricultural uses** on the surrounding **agricultural system** are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an **agricultural impact assessment** or equivalent analysis, based on provincial guidance.”

Item 57: The second Section C3.7 (Compatibility of Agricultural Uses with Other Land Uses), is re-numbered as Section C3.8.

Item 58: Section C3.8 a) (Compatibility of Agricultural Uses with Other Land Uses), is amended by deleting “agricultural” and replacing it with “livestock”.

Item 59: Section C3.8 c) (Compatibility of Agricultural Uses with Other Land Uses), is amended by deleting “may be” and replacing it with “shall be”.

Item 60: Section C4 (Rural Areas) is amended by deleting the ‘s’ at the end of the title and then Section C4.1 c) (Objectives for the Rural Area Designation), is amended by adding: “and that can be sustained by rural service levels;” at the end of the sentence.

Item 61: Section C4.1 (Objectives for the Rural Area Designation), is amended by deleting subsection e) and replacing it with the following:

- “e) To provide for the development of residential development, where site conditions are suitable for the provision of appropriate **sewage and water services;**”

Item 62: Section C4.1 f) (Objectives for the Rural Area Designation), is amended by adding: “and” at the end followed by adding a new subsection as follows:

- “g) To ensure that new development is **appropriate** for the **infrastructure** which is planned or available and avoid the need for the uneconomical expansion of this **infrastructure.** “

Item 63: Section C4.2 (Location), is deleted and replaced with the following:

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

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

Item 64: Section C4.3 (Lot Creation), is amended by deleting the second paragraph.

Item 65: Section C4.4 (Permitted Uses), is amended by deleting vi) and replacing it with the following: “residential development, including lot creation and additional residential units, where site conditions are suitable for the provision of appropriate **sewage and water services;**”

Item 66: Section C4.4 (Permitted Uses), is amended by adding v), vi, vii and viii as follows and re-numbering the remaining sub-sections accordingly:

- “v) Resource-based recreational uses including recreational dwellings that are not intended as permanent residences;
- vi) Residential development, including lot creation and additional residential units, where site conditions are suitable for the provision of appropriate **sewage and water services;**

- vii) Commercial and tourist resorts where the principal use is the short-term accommodation of visitors and guests in facilities such as lodges, resorts, hotels, cabins and lakefront villas and which provide access to the travelling and vacationing public to a significant natural asset (such as lakes and rivers or wilderness areas) or human-made tourism asset (such as golf courses and outdoor recreation areas);
- viii) Rural commercial, industrial and institutional uses provided the use is appropriate given the level of infrastructure and the nature of surrounding land uses;”

Item 67: Section C4.4 xii) (Permitted Uses), is amended by adding “as determined by the local municipality” at the end.

Item 68: Section C4.4 (Permitted Uses), is amended by deleting the words 'unjustified and/or' from sub-section b).

Item 69: Section C4.4 (Permitted Uses), is amended by adding the following after d):

- “e) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the **minimum distance separation formulae.**”

Item 70: Section C4.5 (Land Use Compatibility) is deleted.

Item 71: new Section C5 (Natural Heritage One (NH1) and C6 (Natural Heritage Two (NH2)), is amended by adding the following new sections after Section C4.5 as follows:

“C5 NATURAL HERITAGE ONE (NH1)

C5.1 LOCATION

- a) All lands that are the site of known **significant wetlands, significant coastal wetlands** are designated Natural Heritage One (NH1) on Schedule A. Where information is known, individual **significant wetlands** and **significant coastal wetlands** are shown on Schedule B-1 for information purposes.
- b) While known **significant wetlands** and **significant coastal wetlands** have been designated Natural Heritage One (NH1) on Schedule A, the identification, mapping and significance of others can only be determined after evaluation.
- c) It is recognized that the Agricultural Area and Rural Area designations on Schedule E overlaps with the NH1 designation on Schedule A. In cases where this overlap exists, the policies of the NH1 designation prevail.

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

- a) Permitted uses in **significant wetlands** and **significant coastal wetlands** are limited to:

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

C5.3 OTHER DEVELOPMENT POLICIES

- a) Other policies respecting **development** and **site alteration** within and adjacent to **significant wetlands** and **significant coastal wetlands** are contained in Section D1.
- b) It is recognized that the boundaries of the **natural heritage features and areas** shown on the schedules to this Plan may be imprecise and that the boundaries may be refined through the completion of an Environmental Impact Study to the satisfaction of the approval authority.

C6 NATURAL HERITAGE TWO (NH2)

C6.1 LOCATION

- a) All lands that are the site of known **significant Areas of Natural and Scientific Interest** and **significant woodlands** are identified in the Natural Heritage Two (NH2) overlay on Schedule A. Where information is known, individual **significant Areas of Natural and Scientific Interest** and **significant woodlands** are shown on Schedule B-1 for information purposes.
- b) While known **significant Areas of Natural and Scientific Interest** and **significant woodlands** have been identified in the Natural Heritage Two (NH2) overlay on Schedule A, the identification, mapping and significance of others can only be determined after evaluation either by the Province in the case of an **Area of Natural and Scientific Interest** or the County, in the case of **significant woodlands**.

C6.2 PERMITTED USES

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

Item 72: Within Section D (Resource Areas, Hazards and Other Constraint Areas), Section D1.1 to D1.11 and Section D1.12.1 are deleted and replaced, Section D1.12.2 is re-numbered as Section D1.6 and amended, Section D1.12.3 is deleted and Section D1.13 is deleted so that there are new Sections D1.1 to D1.13 as shown below:

“D NATURAL HERITAGE, RESOURCE AREAS AND HAZARDS

D1 NATURAL HERITAGE

D1.1 OBJECTIVES

It is the objective of this Plan to:

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

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

- a) It is the intent of this Plan that a resilient, interconnected **natural heritage system** that preserves and enhances natural features, **ecological functions** and native biodiversity, contributes to healthy **watersheds**, recognizes the important role the agricultural and rural landscape plays in the system, and maintains the unique natural landscape and geography of the County for future generations be

maintained and improved through the life of this Plan.

- b) The following are components of the County's **natural heritage system**, which applies to lands within the Ecoregion 6E boundary as shown on Schedules A, B-1, B-2 and B-3 to this Plan:
 - i) **Natural heritage features and areas** that are designated Natural Heritage One on Schedule A to this Plan;
 - ii) **Natural heritage features and areas** that are within the Natural Heritage Two overlay on Schedule A to this Plan;
 - iii) Watercourses (permanent and intermittent); and
 - iv) Other supporting features and areas that are shown on Schedules B-2 and B-3 to this Plan.

D1.3 ENHANCEMENTS TO THE NATURAL ENVIRONMENT

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

- xi) Restoration of areas that have been degraded or eroded.”

D1.4 DEVELOPMENT AND SITE ALTERATION

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

D1.5 CRITERIA FOR SIGNIFICANT WOODLANDS

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

D1.6 ADJACENT LANDS

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

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

TABLE D
Adjacent Lands

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

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

D1.7 MINIMUM BUFFERS

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

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

Natural Heritage Feature or Area	Minimum Buffer
Significant Areas of Natural and Scientific Interest	15 metres
Valleyland (significant)	15 metres
Significant wetlands and significant coastal wetlands	30 metres
Wildlife habitat (significant)	15 metres
Woodland (significant)	20 metres

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

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

- iv) The ecological functions, characteristics, significance and sensitivity of the feature the buffer is required from.
- e) Where a feature is regulated by a Conservation Authority within an Urban Area or Rural **Settlement Area**, and the regulatory requirements exceed the required buffer as determined through the policies of this Plan, those regulatory requirements will apply, subject to the provisions of the Conservation Authorities Act.

D1.8 SUPPORTING FEATURES AND AREAS (SFA)

D1.8.1 LOCATION

- a) Supporting Features and Areas (SFA) include the following:
 - i) Candidate earth science Areas of Natural and Scientific Interest;
 - ii) Candidate life science Areas of Natural and Scientific Interest;
 - iii) Candidate **significant wildlife habitat** - forest area sensitive breeding bird habitat;
 - iv) Candidate **significant wildlife habitat** - landbird migratory stopovers;
 - v) Candidate **significant wildlife habitat** - **woodland** raptor nesting habitat;
 - vi) Other potential significant wildlife habitat - such as alvars;
 - vii) Deer yarding or wintering habitat - Type 1;
 - viii) Deer yarding or wintering habitat - Type 2;
 - ix) Enhancement or linkage areas including watercourse-oriented linkages;
 - x) Other **wetlands** (non-**significant** or non-evaluated);
 - xi) Regionally important Areas of Natural and Scientific Interest; and
 - xii) Supporting **woodlands** (non-significant).
- b) Where information is known, individual supporting features and areas are shown on Schedule B-2 for information purposes. In addition, enhancement areas and linkages (including watercourse-oriented linkages) are shown on Schedule B-3 for information purposes.
- c) On Schedule B-3, all mapped features that are designated NH1 on Schedule A are shown as primary features and all mapped features that are identified in the

NH2 overlay on Schedule A are shown as secondary features to assist in the interpretation of this schedule.

- d) While some of the supporting features and areas are known and some have been identified on Schedules B-2 and B-3, the identification, mapping and significance of others can only be determined after evaluation. In addition, the boundaries of supporting areas and features are subject to change based on the submission of additional information, site visits and/or future assessment and consideration.

D1.8.2 GENERAL DEVELOPMENT POLICIES

- a) When **development** or **site alteration** is proposed within a supporting feature or area shown on Schedules B-1 or B-2, or within 30 metres of the boundary of the supporting feature or area, an Environmental Impact Study shall be completed that assesses and determines:
 - i) Whether the supporting feature or area is a **significant natural heritage feature or area** and if it is confirmed that a supporting feature or area is one of these features or areas, the relevant policies that apply to those features or areas apply;
 - ii) The boundary of the supporting feature or area along with its **ecological functions** and relationship to nearby **significant natural heritage feature or areas**; and
 - iii) What conditions should be attached to the approval of the proposed development to enhance the supporting feature or area where possible and to mitigate and minimize impacts on the supporting feature or area.
- b) **Development** and **site alteration** in and within 30 metres of other **wetlands** that are regulated by the applicable Conservation Authority is subject to the policies of the Conservation Authority.
- c) Notwithstanding sub-section a) above, where a site plan pursuant to Section 41 of the Planning Act has been approved on lands that have been identified as being the site of a supporting feature or area on Schedules B-1 or B-2, that approval can be implemented in accordance with the provisions of the County Official Plan and the Local Official Plan as they existed when the site plan was approved.
- d) Notwithstanding sub-section a) above, where lands have been approved for development by way of Plan of Subdivision or Plan of Condominium on lands that have been identified as being the site of a supporting feature or area on Schedules B-1 or B-2, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were approved and any conditions that were put in place at the time of approval.

- e) Notwithstanding sub-section a) above, where lands have been approved for a **mineral aggregate operation** pursuant to a license issued under the Aggregate Resources Act on lands that have been identified as being the site of a supporting feature or area on Schedules B-1 or B-2, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed to be expanded, then the policies of this Plan fully apply.
- f) Local municipalities are encouraged to go beyond the minimum standards established in this Plan and develop policies for the protection of all **wetlands**.

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

- a) Enhancement areas are intended to consist of areas of natural self-sustaining vegetation that increase the ecological resilience and function of individual **natural heritage features and areas** by:
 - i) increasing the size of **natural heritage features and areas**;
 - ii) connecting **natural heritage features and areas** to create larger contiguous natural areas;
 - iii) improving the shape of **natural heritage features and areas** by filling in bays and inlets (which are areas of intrusion into existing features), or holes in a feature or a gap between two or more features that are in close proximity (less than 30 metres) to increase interior habitat conditions; or,
 - iv) including critical function zones and important catchment areas for sustaining **ecological functions** and/or **hydrological functions**.
- b) Linkage areas are made up of areas of natural or semi-natural corridors of land or water that connect **natural heritage features and areas** and potentially supporting features and areas and which if created or maintained, allow for plants and animals to move between and among **natural heritage features and areas**, in some cases over multiple generations, thereby supporting biodiversity and the sustainability of the overall **natural heritage system**.
- c) In addition to satisfying Section D1.8.2, if the supporting feature or area is a potential enhancement area or potential linkage area that is shown on Schedule B-3, the required Environmental Impact Study should:
 - i) Determine whether the area identified has the potential to be an enhancement area or a linkage area as defined in sub-sections a) and b) above;

- ii) Assess the ecological benefit of establishing, maintaining or restoring the enhancement area or linkage area;
- v) Consider how the function and spatial extent of the enhancement area or linkage area could if feasible be incorporated into the design and layout of the proposed development, if located within an urban area or rural **settlement area**; and
- vi) Make recommendations on potentially minimizing the amount of disturbed area if feasible in the enhancement or linkage area, where it is currently in a natural state or under agricultural production, if located in the Agricultural Area or Rural Area designations.

D1.8.4 DEVELOPMENT POLICIES – WATERCOURSE-ORIENTED LINKAGE AREAS

In addition to satisfying Section D1.8.2, if the supporting feature or area is a watercourse-oriented linkage area shown on Schedule B-3, the required Environmental Impact Study should:

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

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

- a) The County may work with the local municipalities and other public agencies and/or non-profit land trust organizations to develop and implement a land securement strategy that would result in the transfer of private lands with natural heritage attributes into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply that **natural heritage features and areas** will be purchased by the County or other public or non-profit agencies.
- b) The County and the local municipalities shall consider opportunities to obtain, through dedication, lands with natural heritage attributes through the development approval process.

- c) Arrangements for the conveyance of **natural heritage features and areas** into public ownership shall be undertaken before or concurrent with the approval of development applications through the development approval process.”

D1.10 ENVIRONMENTAL IMPACT STUDIES

- a) Where the policies of this Plan require that an Environmental Impact Study ('EIS') be prepared, such an EIS shall be prepared in accordance with the requirements of this section of the Plan.
- b) An EIS required under the policies of this Plan shall be submitted with the **development** application and shall be prepared and signed by a qualified person in accordance with relevant environmental impact study guidelines in addition to the relevant policies of this Plan.
- c) An EIS shall include a detailed inventory of the on-site conditions, including detailed inventory and ecological land classification mapping of vegetation communities, and inventories for natural heritage features and species using accepted methods, criteria, and survey protocols undertaken at the appropriate time of year. This inventory and characterization shall extend to adjacent lands, with field surveys undertaken where permission to enter is granted.
- d) The approval authority may scope or waive the requirement for an EIS to support a development proposal within or adjacent to **natural heritage features and areas** if, in the opinion of the approval authority the proposed development is minor and is not anticipated to have a **negative impact** on the **natural heritage feature and area** or its **ecological functions** or if the policies of this Plan provide an exception to the submission of an EIS related to the **natural heritage feature and area**.
- e) The approval authority may scope or waive the requirement for an EIS to support a development proposal within or adjacent to a supporting feature or area if, in the opinion of the approval authority the proposed development is minor.
- f) The approval authority, in consultation with the appropriate Conservation Authority if applicable, must be satisfied with an EIS prior to the granting of **development** approvals. The recommendations of an EIS shall be implemented through the planning approvals process.
- g) The approval authority may require an independent peer review of an EIS, with the costs to be borne by the applicant.
- h) The purpose of an EIS is to:
- i) Collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of **natural heritage features and areas** and associated **ecological functions** and hydrological functions that exist on the subject lands and/or **adjacent lands**;

- ii) Determine whether there are any additional **natural heritage features and areas** on the subject lands and nearby lands and that meet the accepted criteria established by the Province, as amended from time to time;
 - iii) Undertake a comprehensive impact analysis in order to determine whether or not the proposed **development** and/or **site alteration** will have a **negative impact** on **natural heritage features and areas** and their **ecological functions**;
 - iv) Propose appropriate mitigation measures or revisions to the proposed **development** and/or **site alteration** to reduce or avoid **negative impacts**;
 - v) Clearly articulate any **negative impacts** that cannot be avoided or mitigated;
 - vi) Where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
 - vii) Demonstrate that the proposed **development** and/or **site alteration** supports the County's objectives for the **natural heritage system**.
- i) Local municipalities are encouraged to develop their own terms of reference for the preparation of Environmental Impact Studies provided the general intent of this Official Plan is maintained.

D1.11 SIGNIFICANT WOODLANDS AND ANTHROPOGENIC DISTURBANCES

- a) Where a feature was identified as a **significant woodland** as of the date of approval of this Plan and no longer meets the definition of **significant woodland** due to either a natural or unauthorized anthropogenic disturbance, the feature shall retain its status as a **significant woodland** and the policies of this Plan protecting **significant woodlands** will continue to apply.
- b) Notwithstanding the above, this Plan recognizes that the **ecological functions** of some **significant woodlands** or other **woodlands** or portions thereof in Urban Areas, Rural **Settlement Areas** or in developed shoreline areas may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native **woodland**. In cases such as these, consideration can be given to reclassifying all or a portion of such a **woodland** as a cultural and regenerating woodland. **Woodlands** (including plantations) established and/or managed for the purpose of restoring a native tree community cannot be classified as **cultural and regenerating woodlands**.
- c) In order for a **woodland** to be identified as a cultural and regenerating woodland, all of the following must be met, as determined through an Environmental Impact Study:
 - i) The **woodland** is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.);

- ii) The area was not treed approximately 20 to 30 years ago as determined through air photo interpretation or other suitable technique;
 - iii) The soils have been degraded, through compaction, topsoil removal or as a result of substantial erosion from over-use and/or if the **woodland** may be regenerating on fill; and
 - iv) There is limited ability to maintain or restore self-sustaining ecological functions typical of native **woodlands**.
- d) If the tests set out in Section D1.11 c) have been satisfied to the satisfaction of the approval authority, and it has been concluded that the woodland is a cultural and regenerating woodland, the removal of the treed area of a cultural and regenerating woodland may be permitted without an Amendment to this Plan being required subject to preparing a woodland enhancement plan in accordance with Section D1.11 e) that demonstrates an enhancement in **woodland** area is achieved, either on the same property or in the immediate area.
- e) A required woodland enhancement plan must be prepared to the satisfaction of the approval authority, in consultation with other agencies. As part of requirement for a woodland enhancement plan the following should be taken into consideration:
- i) If the removal occurs within a **settlement area**, the required enhancement also be provided in the **settlement area**;
 - ii) That the enhancement be in the form of a **woodland** and not just the planting of individual trees, i.e., street planting or ornamental tree planting in a park setting is not considered **woodland** enhancement;
 - iii) The goal of the **woodland** enhancement is it so create a native **woodland** of equal or greater size;
 - iv) Landscape ecology principles including size, patch shape, connectivity, edge to area ratio should be considered;
 - v) Responsibilities will be determined for who will undertake the restoration of the **woodland** and the schedule for implementing the plan;
 - vi) The woodland enhancement plan includes a program for the long-term maintenance and management of the restoration **woodland** until such time as it is deemed to be self-sufficient or when a public agency assumes responsibility for it; and,
 - vii) The plan includes a monitoring plan and periodic reporting to determine if the **woodland** is progressing toward the approved goal(s) and objectives of the Plan.

D1.12 AGRICULTURAL USES

Nothing in this Plan is intended to limit the ability of **agricultural uses** to continue in

areas that are the site of a **natural heritage feature and area**.

D1.13 IMPLEMENTATION AND TRANSITION

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

- l) Notwithstanding sub-section a) above, where lands have been approved for a **mineral aggregate operation** pursuant to a license issued under the Aggregate Resources Act, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed to be expanded, then the policies of this Plan fully apply.”

Item 73: Section D1.14 a) (Watercourses and Surface Water Features), is amended by adding the words “and hydrological’ after ‘ecological’ in sub-section a)

Item 74: Section D1.14 c) and d) (Watercourses and Surface Water Features), is amended by deleting c) and d) and replacing these sections with the following with the remaining sub-sections re-numbered accordingly:

- “c) A minimum 30 metre setback from the high water mark shall be required for all development, excluding shoreline structures, open decks and accessory structures, unless a greater setback is specified by this Plan. Where these setbacks cannot be achieved, a lesser setback may be considered in the following circumstances provided impact mitigation measures are implemented:
 - i) Sufficient lot depth is not available;
 - ii) Terrain or soil conditions exist which make other locations on the lot less suitable;
 - iii) Redevelopment on an existing lot is proposed where the setback is not further reduced;
 - iv) Redevelopment on an existing lot where the setback is further reduced and a net improvement over the existing situation is achieved; or
 - v) The lot is located within a **settlement area** and a net improvement over the existing situation is achieved.
- d) Where new residential waterfront lots are being created or where vacant residential waterfront lots are being developed, a target of 75% of the area within 30 metres of the shoreline should be maintained in a natural state to the extent feasible to reduce erosion and sediment run-off. The linear vegetative buffer should be consecutive where terrain and soil conditions permit. Within this area, impervious surfaces shall also be minimized to the extent feasible.
- e) Where additions to existing buildings are proposed, or where existing buildings are being reconstructed, or where an existing vacant lot with limited depth exists, or where the lot is located within a **settlement area**, it shall be demonstrated that a net improvement over the existing situation

with respect to the retention, enhancement and/or establishment of vegetation within 30 metres of the shoreline can be achieved through the design of the development and/or implementation.”

Item 75: Section D1.14 f) (Watercourses and Surface Water Features), is amended by deleting “Ministry of the Environment and Climate Change” and replacing it with “Ministry with jurisdiction”.

Item 76: Section D1.14 (Watercourses and Surface Water Features), is amended by adding sub-section g) as follows:

- “f) Maximizing waterbody setbacks is a key tool in building resiliency against the **impacts of a changing climate** and flooding, as greater flood depths and velocities are generally associated with closer proximities to the shoreline”

Item 77: Section D2.3.1 c) (Source Protection Plans), is deleted and replaced with the following:

- “c) Once a Source Protection Plan and Assessment Report are approved and in effect, as amended from time to time, all municipal decisions made under the Planning Act shall conform with the **significant** threat policies and have regard to moderate and low threat policies. The policies apply to **designated vulnerable areas** identified in the technical studies (Assessment Report) for the Source Protection Plan, including “Wellhead Protection Areas” (WHPA), and “Intake Protection Zones” (IPZs), Highly Vulnerable Aquifers (HVAs), and Significant Groundwater Recharge Areas (SGRAs). Mapping of each of these areas will be shown in local Official Plans.”

Item 78: Section D2.3.2 (Wellhead Protection Areas and Intake Protection Zones) is amended by changing the title of this section to “Designated Vulnerable Areas” and by adding the following before the first paragraph:

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

Item 79: Section D2.3.2 c) (Designated Vulnerable Areas) is amended by adding: “or risk management official, as applicable” following ‘satisfaction of the local municipality’.

Item 80: Section D2.3.2 (Designated Vulnerable Areas) is amended by deleting the word ‘a’ before the first use of the term ‘designated’ in sub-section d), by deleting the words ‘as appropriate’ at the end of sub-section d) and by deleting the word ‘a’ before the term ‘designated’ in sub-section e).

Item 81: Section D2.4 (Stormwater Management), is deleted in its entirety and replaced with the following:

“Planning for stormwater management shall:

- a) be integrated with planning for **sewage and water services** and ensure that

- systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - c) minimize erosion and changes in water balance including through the use of **green infrastructure**;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces;
 - f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and **low impact development**; and
 - g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a **watershed** scale.”

Item 82: Section D2.5 a) and b) (Lake Trout Lakes) is amended by deleting “Ministry of Natural Resources and Forestry (MNR)” and “Ministry of Environment and Climate Change” and replacing it with “Ministry with jurisdiction” and by adding the following after b):

- “c) The creation of new lots within 300 metres of at-capacity lake trout lakes shall not be permitted except where:
 - i) All new leaching beds are set back at least 300 metres from the shoreline of the lake;
 - ii) All new leaching beds are located such that they would drain into the drainage basin of another waterbody that is not at capacity;
 - iii) To separate existing habitable dwellings, each on a lot capable of supporting a Class 4 sewage system, provided that the land use would not change; or
 - iv) Where it is demonstrated through the submission of a site specific soils investigation prepared by a qualified professional, in consultation with the Ministry with jurisdiction, if applicable, that there are undisturbed native soils over 3 metres in depth on the site and which meet Provincial requirements for chemical composition and hydrological conditions.

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

Item 83: New Section D2.6 (Watershed and Sub-Watershed Planning), is added as follows:

“D2.6 WATERSHED AND SUB-WATERSHED PLANNING

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

- v) Planning for **infrastructure**.
- e) **Watershed planning** typically includes
 - i) **Watershed** characterization;
 - ii) A water budget and conservation plan;
 - iii) Nutrient loading assessments;
 - iv) Assessment of climate change impacts and severe weather events;
 - v) Land and water use management objectives and strategies;
 - vi) Natural hazard identification including areas susceptible to flooding and erosion;
 - vii) Scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures including **watershed** management options;
 - viii) An environmental monitoring plan;
 - ix) Requirements for the use of environmental best management practices, programs, and performance measures;
 - x) Establishing criteria for evaluating the protection of **quality and quantity of water**;
 - xi) The identification and protection of hydrologic features and **hydrologic functions** and the inter-relationships between or among them;
 - xii) Targets for the protection and restoration of riparian areas; and
 - xiii) Adaptive management frameworks.
- f) A subwatershed plan, or its equivalent, shall be prepared by the proponent to inform the identification of the **natural heritage system, hazardous lands** and **hazardous sites** and the development of policies to protect the **natural heritage system** when major Secondary Plans or major **settlement area** expansions are proposed. Such a sub-watershed plan, or equivalent, shall:
 - i) Consider existing development and evaluate impacts of any potential or proposed land uses and development;
 - ii) Identify hydrologic features, areas, linkages, and functions;
 - iii) Identify a natural heritage system, natural heritage features and areas and related hydrologic functions; and

- iv) Provide for protecting, improving, or restoring the quality and quantity of water within a sub-watershed through adaptive management.”

Item 84: Section D3 (Cultural Heritage Resources) is deleted and replaced with the following:

“D3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

D3.1 OBJECTIVES

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

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

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

Item 84a: Section D3.2 (Types of Cultural Heritage Resources) is amended by deleting sub-section d) and adding the following words at the end of sub-section c): “which include marine **archaeological resources.**”

Item 85: Section D3.3 (Significant Built Heritage Resources and Cultural Heritage Landscapes) is deleted and replaced with the following:

“D3.3 BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES

- a) Planning authorities shall not permit **development and site alteration on adjacent lands to protected heritage property** unless the **heritage attributes** of the **protected heritage property** will be conserved.
- b) Local Official Plans shall contain policies on the designation of properties under the Ontario Heritage Act, including the establishment of Heritage Conservation Districts and the need for Heritage Impact Assessments, as required.
- c) Local Official Plans shall include policies to conserve cultural heritage resources, such as the establishment of municipal heritage committees, maintenance of a municipal heritage register, and designation, including the process to demolish or alter a designated property

- d) Pursuant to the Ontario Heritage Act, a local municipal Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:
 - i) Designate properties to be of cultural heritage value or interest
 - ii) Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
 - iii) Designate the municipality, or any area or areas within the municipality, as a heritage conservation district.”

Item 86: Section D3.4 (Archaeological Resources), is deleted and replaced with the following:

“D3.4 ARCHAEOLOGICAL RESOURCES

- a) **Development and site alteration** shall not be permitted on lands containing **archaeological resources** or **areas of archaeological potential** unless **significant archaeological resources** have been **conserved**. Any alterations to known archeological sites will only be performed by archaeologists licensed under the Ontario Heritage Act.
- b) The County and/or local municipalities shall require an archaeological assessment as a condition of any development proposal affecting areas containing **archeological resources** or **areas of archeological potential**. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Provincial ministry with jurisdiction as well as licensing requirements under the Ontario Heritage Act.
- c) The appropriate Indigenous community shall be engaged early with regard to the identification of burial sites and **archaeological resources** affiliated with their community.
- d) Where **development** has the potential to impact a known or suspected cemetery or burial site, the relevant approval authority shall require an archaeologist assessment by a licensed archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. **Development** shall be guided by this legislation and in accordance with any directives from the Province.
- e) The County may consider, in partnership with Indigenous communities, local municipalities and other stakeholders a County Archaeological Management Plan which considers:
 - i) The locations of archaeological resources and areas of archaeological potential; and,
 - ii) Protocols for the conservation of **archaeological resources**.
- f) Where an archaeological assessment is required, **development** and **site**

alteration shall not proceed until the assessment or assessments have been entered into the Ontario Public Register of Archaeological Reports, and where these reports conclude that:

- i) The assessment of the area is complete; and
- ii) All archaeological sites identified by the assessment are either of no further cultural heritage value or interest, or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.”

Item 87: Section D3.5 b) and c) (Marine Archeological Resources) is deleted and replaced with the following:

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

Item 88: Sections D3.6 a) and b) (Municipal Public Works) is deleted and replaced with the following:

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

Item 89: Section D3.7 (Accessibility and Heritage Conservation) is amended by adding ‘Cultural’ in the title before ‘Heritage’ and deleting “respects” and replacing it with “**conserves**” following “a manner that” and is further amended by adding “of the property” at the end of the paragraph.

Item 90: Section D4.1 b) (Location) is deleted and replaced as follows:

“b) **Petroleum resources** are shown on Appendix A.”

Item 91: New Section D4.4 (Development on Adjacent Lands) is added as follows:

“D4.4 DEVELOPMENT ON ADJACENT LANDS

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and

salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.”

Item 92: Section D5.1 (Mineral Aggregate Resources) is amended by adding the following words after ‘protect’ in sub-section c): “mineral aggregate resources for long term use and protect” and deleting sub-section f) and replacing it with the following:

- “f) Ensure that final and progressive rehabilitation occurs to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.”

Item 93: Section D5.5.3 (Exemption #2) is deleted and replaced as follows:

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

Item 94: Section D5.5.4 (Exemption #3) is amended by deleting sub-sections a) and b) and renumbering the remaining sections accordingly and by deleting the words ‘development or’ in renumbered sub-section c).

Item 95: Section D5.5.5 b) (Requirements for a Section D5.5.1 Assessment) is amended by deleting and replacing sub-section ix) as follows:

"The presence of archaeological resources, built heritage resources and cultural heritage landscapes on the subject lands or in the immediate area."

Item 96: Section D5.5.5 (Requirements for a Section D5.5.1 Assessment) is amended by deleting “Ministry of Natural Resources and Forestry” to “Ministry with jurisdiction”.

Item 97: Section D5.6 a) (Application Requirements) is amended by replacing '120 metres' with “adjacent lands” at the end of i).

Item 98: Section D5.6 a) (Application Requirements) is amended by deleting and replacing sub-section v) as follows:

"The archaeological resources, built heritage resources and cultural heritage landscapes on the site and in the area,"

Item 99: Section D5.8 (Mineral Aggregate Operations in Prime Agricultural Areas) is amended by adding "impacts to prime agricultural areas are addressed in accordance with Section C3.6 c) of this Plan, and" following the words: ‘provided that’.

Item 100: Section D5.8 (Mineral Aggregate Operations in Prime Agricultural Areas) is deleted and replaced with the following:

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

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

Item 101: Section D6 (Natural Hazards) is amended by deleting Section D6.1 and replacing it with the following:

“D6.1 OBJECTIVES

It is the objective of this Plan to:

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

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

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

Item 102: Former Sections D6.2 (Description of Hazardous Lands) and repeated Section D6.2 (Description of Hazardous Sites) are deleted.

Item 103: Section D6.7 (Special Policy on Karst) Topography) is deleted and replaced with the following:

“D6.7 SPECIAL POLICY ON KARST TOPOGRAPHY

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

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

Item 104: Section a) D6.8 (Wildfires) is amended by adding, “as depicted on Appendix A.” at the end.

Item 105: Section D7.1 (New Development On Lands Affected By Mine Hazards; Oil, Gas and Salt Hazards; Or Former Mineral Mining Operations, Mineral Aggregate Operations Or

Petroleum Resource Operations) is amended by replacing the second paragraph with the following:

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

Item 106: Section d) D7.3 (Development Adjacent to Existing and Closed Landfill Sites) is amended by deleting “Ministry of the Environment and Climate Change” with “Ministry with jurisdiction”.

Item 107: Section D7.4 (Contaminated Lands (Brownfields)) is amended by deleting “Ministry of the Environment and Climate Change” with “Provincial”.

Item 108: Section D8 (Lands Owned by The Provincial and Federal Governments) is deleted.

Item 109: Section D9 (Dark Sky Viewing Area) is deleted in its entirety

Item 110: Section D10 (Forestry) is renumbered as Section D8 and all subsections are renumbered accordingly.

Item 111: Section D8.2 (Policies) is amended by deleting “Ministry of Natural Resources and Forestry” and replacing it with “Province” under a).

Item 112: Section D8.2 (Policies) is amended by deleting “Ministry of Natural Resources and Forestry” and replacing it with “Ministry with jurisdiction” under b) i).

Item 113: Section E1.5 (Subdivision Review Considerations) is amended by adding the following after d) and by renumbering all subsections accordingly:

“e) If any affordable housing units are proposed, the suitability of the proposed units for affordable housing;”

Item 114: Section E1.5 (Subdivision Review Considerations) is amended by deleting o) and subsection i) and replacing it with the following: “

“o) How the proposed **development** addresses the **impacts of a changing climate** including but not limited to:

i) The risk associated with natural hazards;”

Item 115: Section E1.6.1 (General Criteria) is amended to by deleting “Provincial Policy Statement” and replacing it with “Provincial Planning Statement”.

Item 116: Section E2.1 (Objectives) is amended by adding the following after i)”

- “j) Support the use of zero- and low-emission vehicles; and
- k) Plan for, maintain, and, where possible, improve, connectivity among transportation systems and modes, including connections which cross jurisdictional boundaries.”

Item 117: Section E.2.2.1 (Road Classification System) is amended by adding the words “Arterial and/or” before ‘Collector Roads’ in the last paragraph and Section E2.2.2 (Function of County Roads) is combined with Section E2.2.3 (Right-of-Way and Road Widening) and renumbered and renamed as “E2.2.2 (County Roads)” and all following subsections are renumbered accordingly.

Item 118: Section E2.2.2 (County Roads) is amended by adding a new subsection i) at the end as follows:

- “i) In reviewing development applications and proposed road improvements, the County shall:
 - i) Take into consideration the need to improve traffic flow;
 - ii) Strive to minimize conflict between local and non-local traffic by protecting the County Road system;
 - iii) The County shall discourage new development that would adversely impact the safe movement of people and goods along the County Road system unless road improvements can be undertaken to eliminate the adverse impacts.
 - iv) Require a Traffic Impact Study addressing the potential impacts of the development on traffic, surrounding land uses and how to minimize any identified negative impact.”

Item 119: Section E2.2.5 (Provincial Highways) is renumbered to E2.2.3 and by adding new sub-sections a) and h) as follows and all following subsections are renumbered accordingly:

- “a) Provincial Highways are under the jurisdiction of the Ministry of Transportation and are subject to permit control and approval under the Public Transportation and Highway Improvement Act. In addition to all municipal requirements under the Planning Act, Ministry of Transportation permits are required for access to Provincial Highways, where permitted, and for the construction of buildings, structures and signs in proximity to the Provincial Highways. All applicants proposing new development or changes to existing development on lands adjacent to a Provincial Highway are advised to consult with the Ministry of Transportation prior to making formal applications under the Planning Act.”
- “h) Land uses adjacent to existing MTO patrol yards shall be compatible with the patrol yard and not hinder its ability to operate and/or expand.”

Item 120: Section E2.2.6 (Rail Network) is renumbered as E2.2.4 and then deleted and replaced by the following:

"E2.2.4 RAIL NETWORK

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

- a) The County and the local municipalities shall work with the Railway Corporations, Federal, Provincial and local governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety
- b) All proposed residential or other sensitive use development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the local municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- c) All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the local municipality in consultation with the appropriate railway. Where applicable, the local municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.
- d) The County and the local municipalities shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the County
- e) When considering the establishment of new **employment areas** in the County, regard will be had to the location of the existing rail network and whether access to that rail network can be provided."

Item 121: Section E2.2.8 (Development in Planned Corridors) is renumbered as E2.2.5.

Item 122 Section E2.2.9 (Active Transportation) is renumbered as E2.2.6.

Item 123: New Section E2.2.7 (Transportation Master Plan) is added following Section E2.2.6 (Active Transportation), as follows:

"E2.2.7 TRANSPORTATION MASTER PLAN

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

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

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

Item 124: Section E2.3 (Land Use Compatibility) is renumbered as E3 and amended by deleting all subsections and replacing them with the following:

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

Item 125: Section E2.4 (Uses on Hydro Corridor Lands) is renumbered as E4.

Item 126: Section E2.5 (TransCanada Pipelines) is deleted and replaced with the following:

“E5 PIPELINES

- a) TransCanada PipeLines Limited (TCPL) operates two high pressure natural gas pipelines within its right-of-way, which crosses the County and is identified on Schedule A to this Plan. A pipeline operated by Trans-Northern Pipelines Inc (TNPI) is also shown on Schedule A as well. Lastly, Enbridge also operates a pipeline in the County, also as shown on Schedule A to this Plan.
- b) The above noted pipelines in the County are regulated by the Canada Energy Regulator (CER), which has a number of requirements regulating development in

proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline.

- c) New **development** can result in increasing the population density in the area and may result in the pipeline operator being required to replace its pipeline to comply with the CSA Code Z662. Therefore, the County shall require early consultation with pipeline operators for any **development** proposals within 200 metres of its facilities.
- d) New **development** in proximity to a pipeline right-of-way shall incorporate appropriate setbacks in accordance with pipeline operator development standards and the local municipalities' zoning by-laws.
- e) In areas of more urban **development**, the County will encourage the use of the pipeline right-of-way for passive parkland or open space purposes subject to pipeline easement rights.”

Item 127: New Sections E6 (Dark Skies) and E7 (Climate Change) is added following Section E5 (Pipelines), as follows:

“E6 DARK SKIES

E6.1 PURPOSE

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

E6.2 OBJECTIVES

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

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

E6.3 POLICIES

- a) The County encourages the use of energy-efficient, dark sky-compliant lighting

fixtures for all streetlights, municipal facilities and private developments.

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

E6.4 DARK SKY VIEWING AREA

E6.4.1 LOCATION

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

E6.4.2 POLICIES

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

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

E7 CLIMATE CHANGE

- a) The County's climate is predicted to change and it is expected to have hotter, drier summers with more heat waves and more intense rainfall events, while generally having warmer and milder winters. These changes will impact how the County and local municipalities plan for development and redevelopment,

infrastructure and the public realm to ensure the area remains resilient to **the impacts of a changing climate** from economic, health, social, emergency services and environmental perspectives.

- b) Through initiatives such as the County's Climate Action Plan (2022), the County recognizes that sustaining and enhancing the resistance to and resilience of communities and ecosystems will be required to address local climate change impacts.
- c) As an approval authority and a commenting agency, the County shall work toward the implementation of a “climate change lens” as the approval authority on Planning Act applications and as a commenting agency to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations of residents and visitors to the County. Considerations shall include but are not limited to:
 - i) Reduction of greenhouse gas emissions;
 - ii) Improvement of air quality;
 - iii) Promotion of compact form;
 - iv) Efforts to limit the dispersal of the population and travel times between housing, employment, and amenities and services;
 - v) Use of green infrastructure and development of green design development guidelines;
 - vi) Promotion of design to maximize energy efficiency and conservation including consideration of the mitigating effects of vegetation; and maximize opportunities for the use of renewable and alternative energy sources and systems;
 - vii) Identification and possible mitigation of existing hazards which may be compounded or aggravated by climate change, including flood prone areas and wildland fire areas; and
 - viii) Assessment of potential impacts from drought to guide development plans that include built in resilience to assist residents and business owners in adapting and being prepared to deal with drought; and
 - ix) Identification of **natural heritage features and areas** that have become more sensitive to development pressures due to climate change.
- d) The implementation of the climate change lens may result in requiring resiliency measures such as:
 - i) Use of improved floodplain mapping with consistent application and increased restrictions for redevelopment of existing structures;

- ii) Increased setbacks for development adjacent to wetlands, lakes, rivers, headwater areas and groundwater recharge areas;
- iii) Retention of natural vegetation and consideration towards vegetated protection zones to increase resiliency against flooding and erosion hazards;
- iv) More stringent requirements for stormwater management and flood abatement;
- v) Provisions to increase the resilience of power and data grids;
- vi) Establishing more stringent standards for built infrastructure to increase climate resiliency; and
- vii) Increased energy efficiency through the use of energy sources that reduce or avoid greenhouse gas emissions, the use of passive solar design principles; and the use of net-zero design principles to reduce or eliminate energy demand by built infrastructure.”

Item 128: Section F2 (Official Plan Administration) is amended by replacing “2036” with “2051” under subsection a) and further replacing “five years” with “ten years” in f) and by deleting f) iv).

Item 129: Section F (Implementation and Administration) is amended by adding F4 (County Official Plan Amendments) as follows:

“F4 COUNTY OFFICIAL PLAN AMENDMENTS

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

Item 130: Former Section F4 (Local Zoning By-laws) is renumbered to F5 and all remaining sections are re-numbered accordingly.

Item 131: Section F5 (Community Improvement Plans) is renumbered to F6 and is amended by adding the following after l):

- “m) To support the achievement of **complete communities** by improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- n) To promote and facilitate the development of affordable housing.”

Item 132: Section F5.2 (Implementation) is amended by replacing “Ministry of Municipal Affairs and Housing” with “Province”.

Item 133: Section F9 (Infrastructure and Public Service Facilities) is amended by adding the following at the end of sub-section b): “and to ensure public health and safety in accordance with the policies of Section D6 (Natural Hazards) and Section D7 (Human-Made Hazards) of this Plan and by replacing sub-section c) with the following: “**Public service facilities** should be co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and **active transportation.**” and by adding the following:

- “d) The County and local municipalities shall collaborate with school boards to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.
- e) The County and local municipalities, should, in collaboration with school boards, consider and encourage innovative approaches in the design of schools and associated child care facilities in areas with a **compact built form.**”

Item 134: Section F10 (Waste Management) is amended by deleting this section and replacing it with the following:

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

Item 135: Section F11 (Public Participation and Consultation) is amended by deleting c) and replacing it with the following:

- “c) The County will consult early with First Nations on applications that will have the potential to affect on aboriginal treaty rights and aboriginal interests.”

Item 136: Section F13.3 (Supplemental Submission Requirements) is amended by replacing “F12.4” with “F13.4” and “F12.5” with “F13.5”.

Item 137: Section F13.4 (Pre-Consultation) is amended by replacing 'required' with “encouraged” under “a)” after “applicants are” and by deleting the first sentence in sub-section b).

Item 138: Section F15.1 (Interpretation) is amended by adding the following after the first paragraph:

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

Item 139: Section F15.2 (Interpretation of Land Use Designation Boundaries) is amended by replacing b) with the following and deleting d):

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

Item 140: Section F15.3 (Legislation) is amended by replacing “Provincial Policy Statement” with “Provincial Planning Statement”.

Item 141: Section F15.5 (Permitted Uses) is amended by replacing “Provincial Policy Statement” with “Provincial Planning Statement”.

Item 142: Section F15.7 (Definitions) is amended by deleting the second sentence.

Item 143: Section F17.7 (Definitions) is amended by deleting the following definitions:

- Comprehensive review;
- Recreation;
- Residential intensification;
- Special needs; and
- Wave uprush.

Item 144: Section F15.7 (Definitions), is amended by adding the following definitions:

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

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

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

- a) An agricultural land base comprised of **prime agricultural areas**, including **specialty crop areas**. It may also include **rural lands** that help to create a continuous productive land base for agriculture; and
- b) An **agri-food network** which includes agricultural operations, **infrastructure**, services, and assets important to the viability of the agri-food sector.”

“**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural

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

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

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

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

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

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

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

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

term care homes.”

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

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

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

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

“Major transit station area: means the area including and around any existing or planned **higher order transit** station or stop within a **settlement area**; or the area including and around a major bus depot in an urban core. **Major transit station areas** generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.”

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

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

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

“Transit service integration: means the coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for

riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment.”

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

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

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

Item 145: The following definitions under Section F14.7 (Definitions) are deleted and replaced as follows:

“**Adjacent lands:** means

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

“**Affordable:** means

- a) In the case of ownership housing, the least expensive of:

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

"Agricultural condition: means

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

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

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

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

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

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

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

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

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

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

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

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

“**Employment area:** means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An **employment area** also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from **employment areas** are institutional and

commercial, including retail and office not associated with the primary employment use listed above.”

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

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

“**Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

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

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

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

“**Great Lakes St. Lawrence River System:** means the major water system consisting of

Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.”

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

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

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

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

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

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

“**Low and moderate income households:** means a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.”

“**Major facilities:** means facilities which may require separation from **sensitive land uses**, including but not limited to **airports**, manufacturing uses, transportation **infrastructure** and corridors, **rail facilities**, **marine facilities**, sewage treatment facilities, **waste management systems**, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.”

“**Major facilities:** means facilities which may require separation from **sensitive land uses**, including but not limited to **airports**, manufacturing uses, transportation **infrastructure** and corridors, **rail facilities**, **marine facilities**, sewage treatment facilities, **waste management systems**, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.”

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

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

“Mineral aggregate operation: means

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

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

“Negative impacts: means

- a) In regard to Section B11 a) and b) of this Plan, potential risks to human health and safety and degradation to the **quality and quantity of water, sensitive surface water features** and **sensitive ground water features**, and their related **hydrologic functions**, due to single, multiple or successive **development. Negative impacts** should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) In regard to **fish habitat**, any harmful alteration, disruption, or destruction of **fish habitat**, except where, an exemption to the prohibition has been authorized under the Fisheries Act;

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

“**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. **On-farm diversified uses** include, but are not limited to, home occupations, home industries, **agri-tourism uses**, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and **energy storage systems.**”

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

“**Partial services:** means

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

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

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

“**Planned corridors:** means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.”

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

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

“Provincial and federal requirements: means

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

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

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

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

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

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

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

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

Settlement areas are:

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

“Significant: means

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

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

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

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

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

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

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

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

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

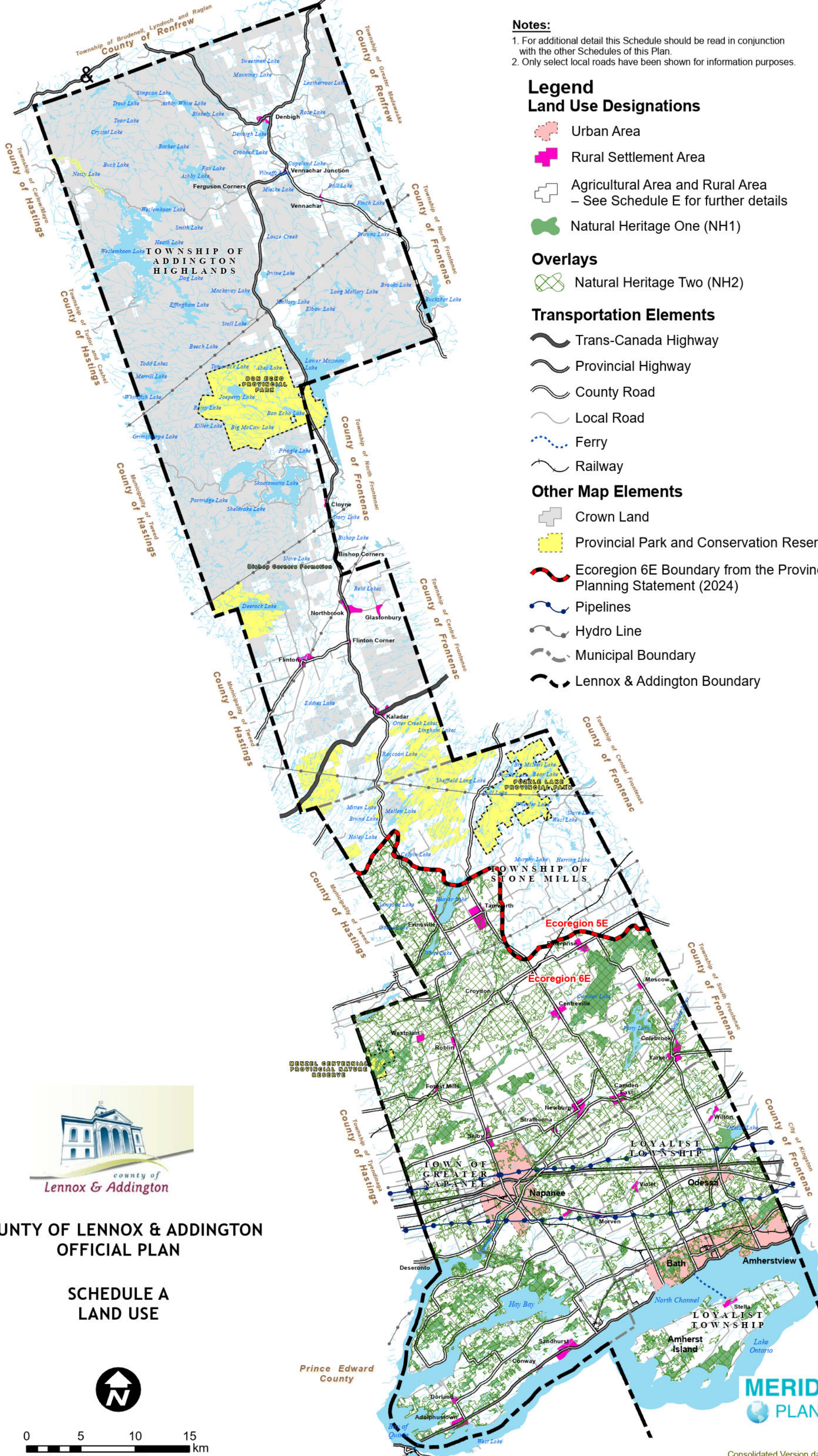
“**Threatened species:** means a species that is classified as “**Threatened Species**” on the Species at Risk in Ontario List, as updated and amended from time to time”

“**Transit-supportive:** in regard to land use patterns, means **development** that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use **development** that has a high

level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the **transportation system.**”

Item 146: Schedules A, B, C and D are replaced with new Schedules A, B-1, B-2, B-3, C and D.

Item 147: A new Schedule E is added.



Notes:
 1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
 2. Only select local roads have been shown for information purposes.

Legend
Land Use Designations

- Urban Area
- Rural Settlement Area
- Agricultural Area and Rural Area – See Schedule E for further details
- Natural Heritage One (NH1)

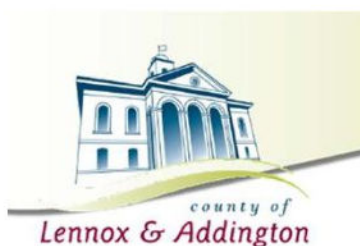
- Overlays**
- Natural Heritage Two (NH2)

Transportation Elements

- Trans-Canada Highway
- Provincial Highway
- County Road
- Local Road
- Ferry
- Railway

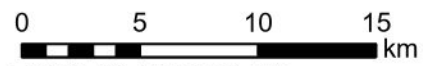
Other Map Elements

- Crown Land
- Provincial Park and Conservation Reserves
- Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
- Pipelines
- Hydro Line
- Municipal Boundary
- Lennox & Addington Boundary



**COUNTY OF LENNOX & ADDINGTON
 OFFICIAL PLAN**

**SCHEDULE A
 LAND USE**



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Consolidated Version dated XXXX, as amended by Amendments 1, 2 and 3.

Notes:

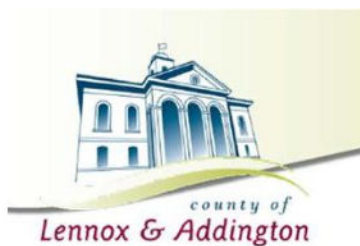
1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.

Legend

-  Provincially Significant Wetlands
-  Significant Coastal Wetlands
-  Significant Woodlands
-  ANSI - Provincial Significance

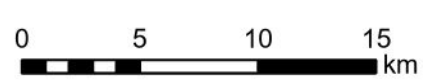
Other Map Elements

-  Urban Area
-  Rural Settlement Area
-  Lennox & Addington Dark Sky Viewing Area
-  Provincial Park and Conservation Reserves
-  Crown Land
-  Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
-  Municipal Boundary
-  Lennox & Addington Boundary
-  Trans-Canada Highway
-  Provincial Highway
-  County Road
-  Local Road
-  Ferry
-  Railway
-  Pipelines
-  Hydro Line



**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN**

**SCHEDULE B1
SELECTED NATURAL HERITAGE
FEATURES AND AREAS IN NH1
DESIGNATION AND NH2 OVERLAY**

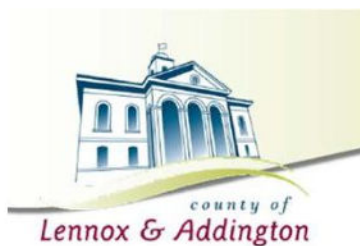


Notes:

1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
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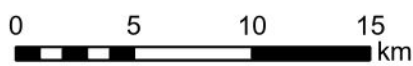
Legend

- ★ Candidate ANSI - Earth Science
 - ★ ANSI - Earth Science (Regional Significance)
 - ⊗ Candidate ANSI - Life Science
 - ⊗ ANSI - Life Science (Regional Significance)
 - 🟢 Potential Alvars
 - 🟡 Other Wetlands
 - 🟤 Supporting Woodlands
 - 🟠 Significant Wildlife Habitat
 - 🐇 Deer Habitat - Type 1
 - 🐇 Deer Habitat - Type 2
 - 🟢 Candidate Landbird Migratory Stopover
 - 🟡 Candidate Woodland Raptor Nesting Habitat
 - 🟡 Candidate Breeding Bird Habitat
- Other Map Elements**
- 🏠 Urban Area
 - 🏡 Rural Settlement Area
 - 🌌 Lennox & Addington Dark Sky Viewing Area
 - 🌳 Provincial Park and Conservation Reserves
 - 🏠 Crown Land
 - 📏 Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
 - 📏 Municipal Boundary
 - 📏 Lennox & Addington Boundary
 - 🛣️ Trans-Canada Highway
 - 🛣️ Provincial Highway
 - 🛣️ County Road
 - 🛣️ Local Road
 - 🚢 Ferry
 - 🚂 Railway
 - 📡 Pipelines
 - ⚡ Hydro Line



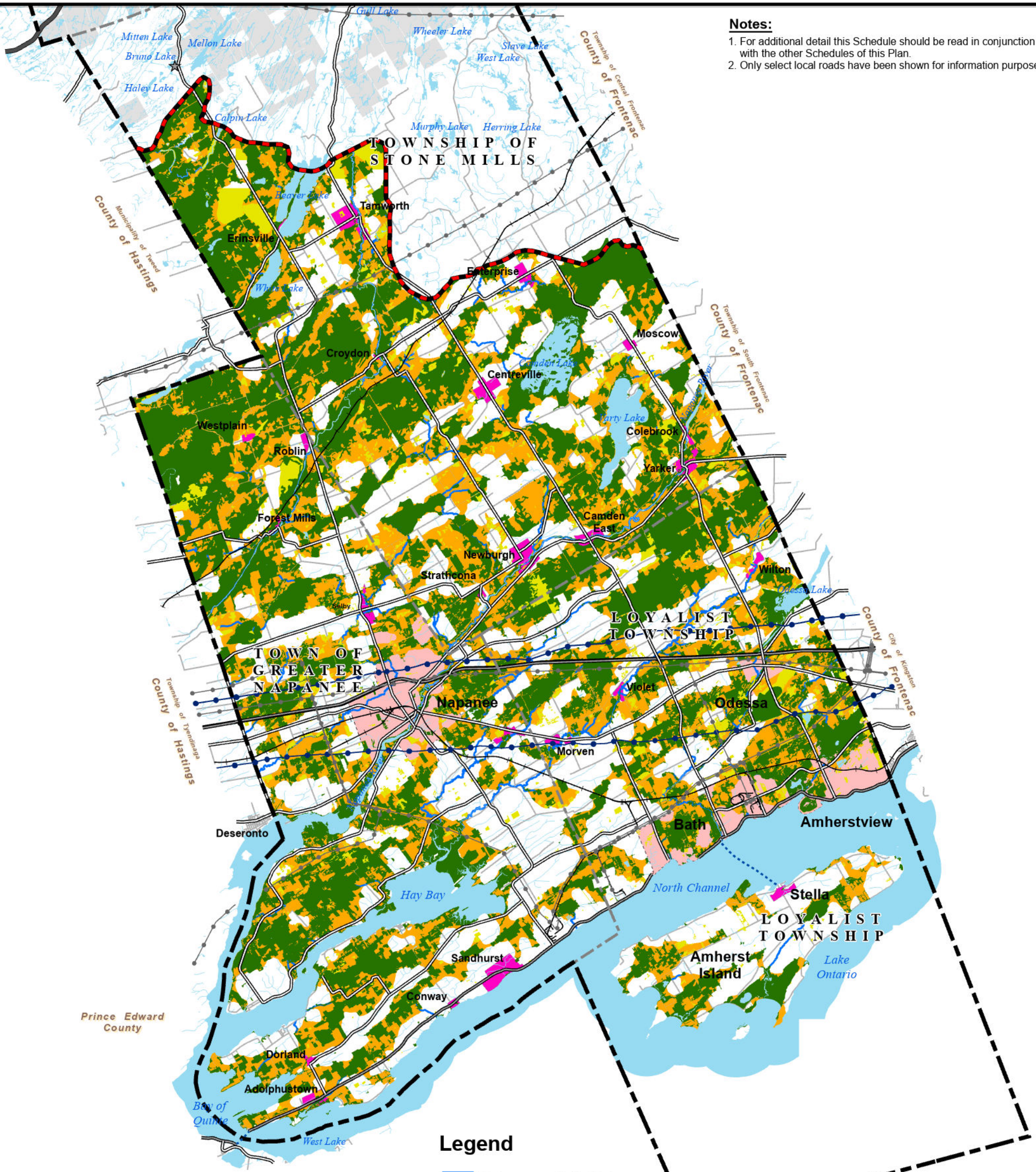
**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN**

**SCHEDULE B2
OTHER NATURAL HERITAGE
FEATURES AND AREAS AND
SUPPORTING FEATURES**



Notes:

1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.

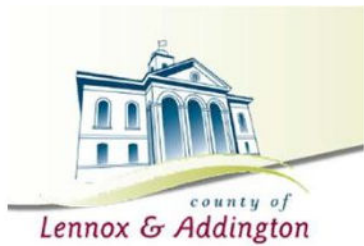


Legend

- Watercourse-oriented Linkages
- Enhancement Area or Linkage
- Primary Features
- Supporting Features

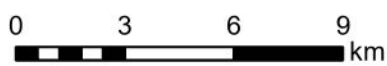
Other Map Elements

- Urban Area
- Rural Settlement Area
- Lennox & Addington Dark Sky Viewing Area
- Crown Land
- Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
- Municipal Boundary
- Lennox & Addington Boundary
- Trans-Canada Highway
- Provincial Highway
- County Road
- Local Road
- Ferry
- Railway
- Pipelines
- Hydro Line



**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN**

**SCHEDULE B3
ENHANCEMENT AREAS & LINKAGES**



Notes:

1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.
3. Based on information from Ontario Geological Survey Aggregate Resources for Southern Ontario (Issued 2020).
4. Due to their scale, the following features have not been included on Schedule C: hazardous lands, flooding hazards, erosion hazards, dynamic beach hazards and hazardous sites. These features are depicted on the appropriate schedules of the Official Plans of the local municipalities as appropriate.
5. Due to their scale, source water protection (SWP) areas and significant groundwater recharge areas have not been included on Schedule C. These features are depicted on the appropriate schedules of the Official Plans of the local municipalities as appropriate or can be accessed by contacting the appropriate conservation authority.

Legend

Resource Areas

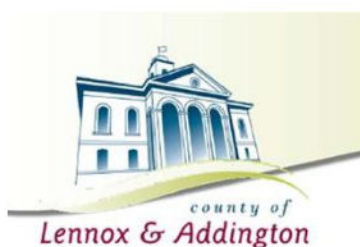
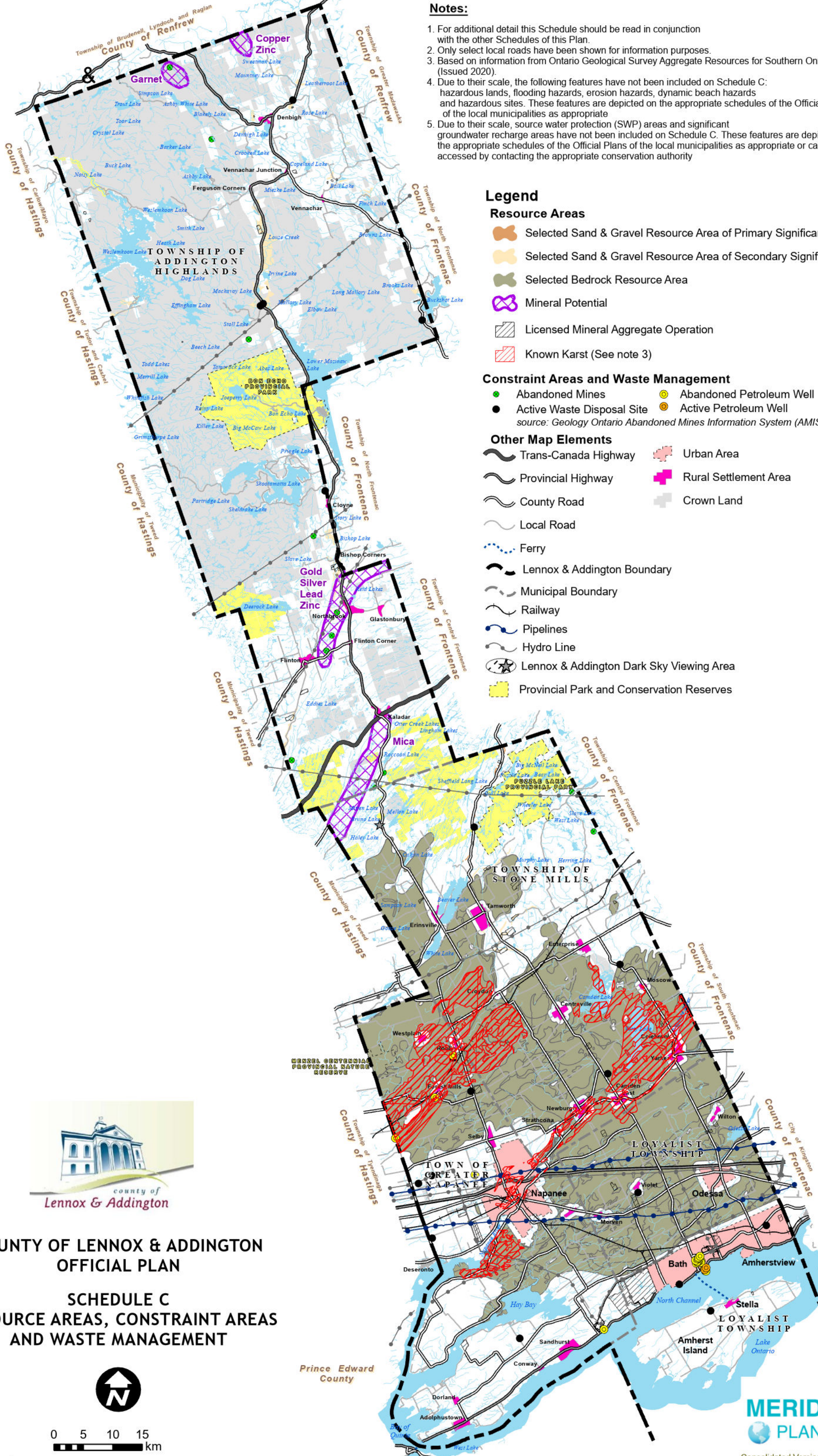
- Selected Sand & Gravel Resource Area of Primary Significance
- Selected Sand & Gravel Resource Area of Secondary Significance
- Selected Bedrock Resource Area
- Mineral Potential
- Licensed Mineral Aggregate Operation
- Known Karst (See note 3)

Constraint Areas and Waste Management

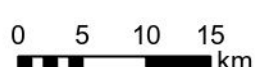
- Abandoned Mines
 - Active Waste Disposal Site
 - Abandoned Petroleum Well
 - Active Petroleum Well
- source: Geology Ontario Abandoned Mines Information System (AMIS)

Other Map Elements

- Trans-Canada Highway
- Provincial Highway
- County Road
- Local Road
- Ferry
- Lennox & Addington Boundary
- Municipal Boundary
- Railway
- Pipelines
- Hydro Line
- Lennox & Addington Dark Sky Viewing Area
- Provincial Park and Conservation Reserves
- Urban Area
- Rural Settlement Area
- Crown Land



**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN
SCHEDULE C
RESOURCE AREAS, CONSTRAINT AREAS
AND WASTE MANAGEMENT**



Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.

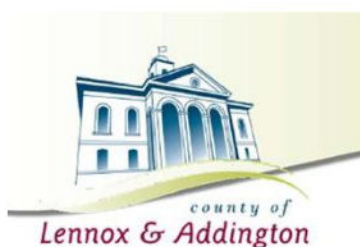
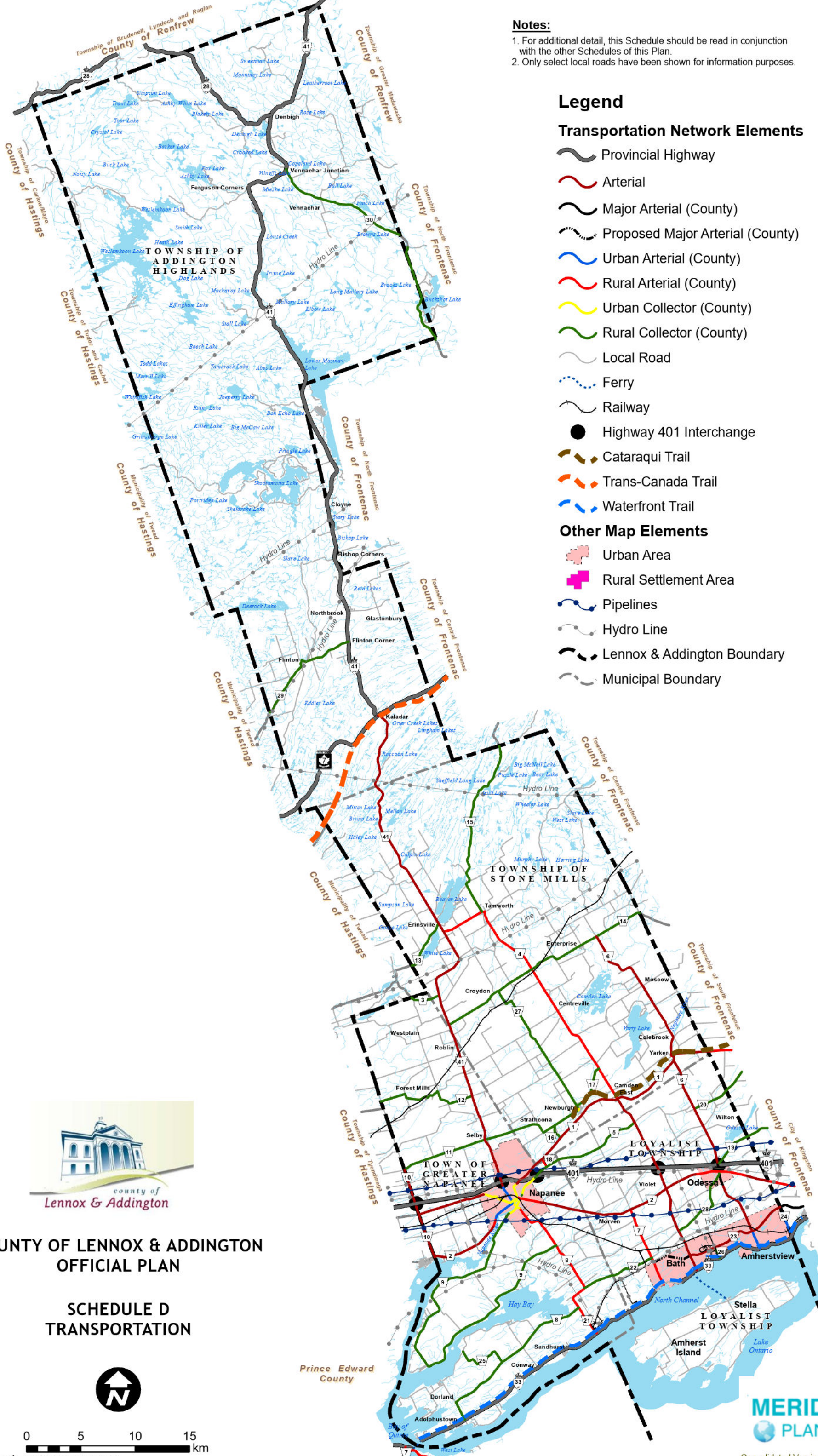
Legend

Transportation Network Elements

- Provincial Highway
- Arterial
- Major Arterial (County)
- Proposed Major Arterial (County)
- Urban Arterial (County)
- Rural Arterial (County)
- Urban Collector (County)
- Rural Collector (County)
- Local Road
- Ferry
- Railway
- Highway 401 Interchange
- Cataraqui Trail
- Trans-Canada Trail
- Waterfront Trail

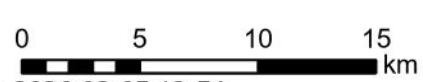
Other Map Elements

- Urban Area
- Rural Settlement Area
- Pipelines
- Hydro Line
- Lennox & Addington Boundary
- Municipal Boundary



**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN**

**SCHEDULE D
TRANSPORTATION**



Notes:

1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.
3. The limits of the NH1 Designation are shown on Schedule A

Legend








Land Use Designations

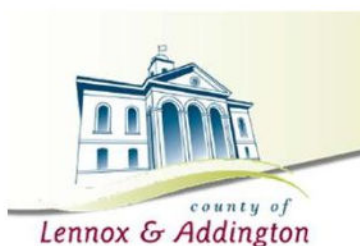
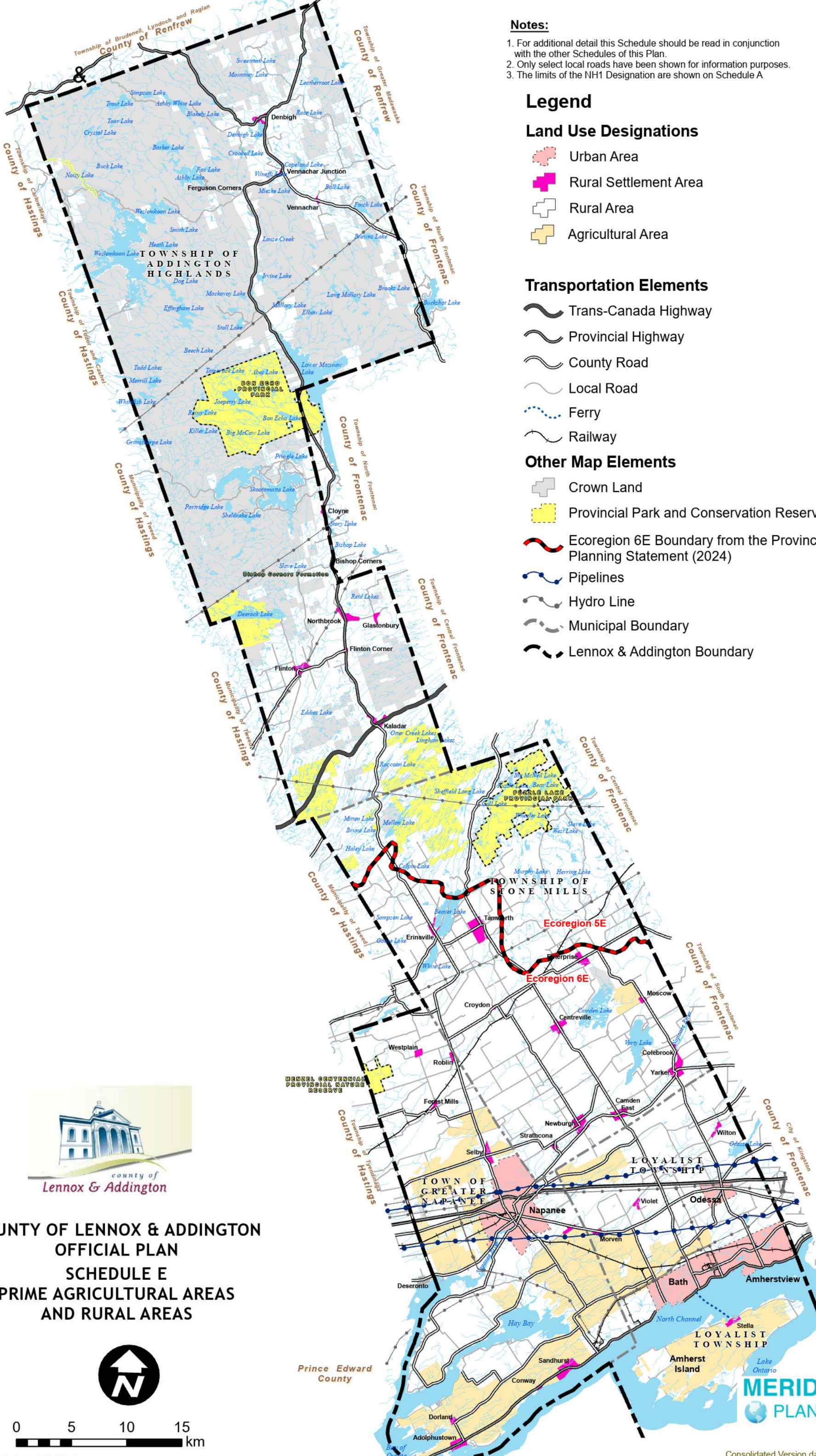
-  Urban Area
-  Rural Settlement Area
-  Rural Area
-  Agricultural Area

Transportation Elements

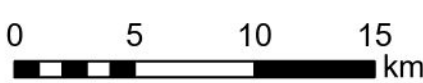
-  Trans-Canada Highway
-  Provincial Highway
-  County Road
-  Local Road
-  Ferry
-  Railway

Other Map Elements

-  Crown Land
-  Provincial Park and Conservation Reserves
-  Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
-  Pipelines
-  Hydro Line
-  Municipal Boundary
-  Lennox & Addington Boundary

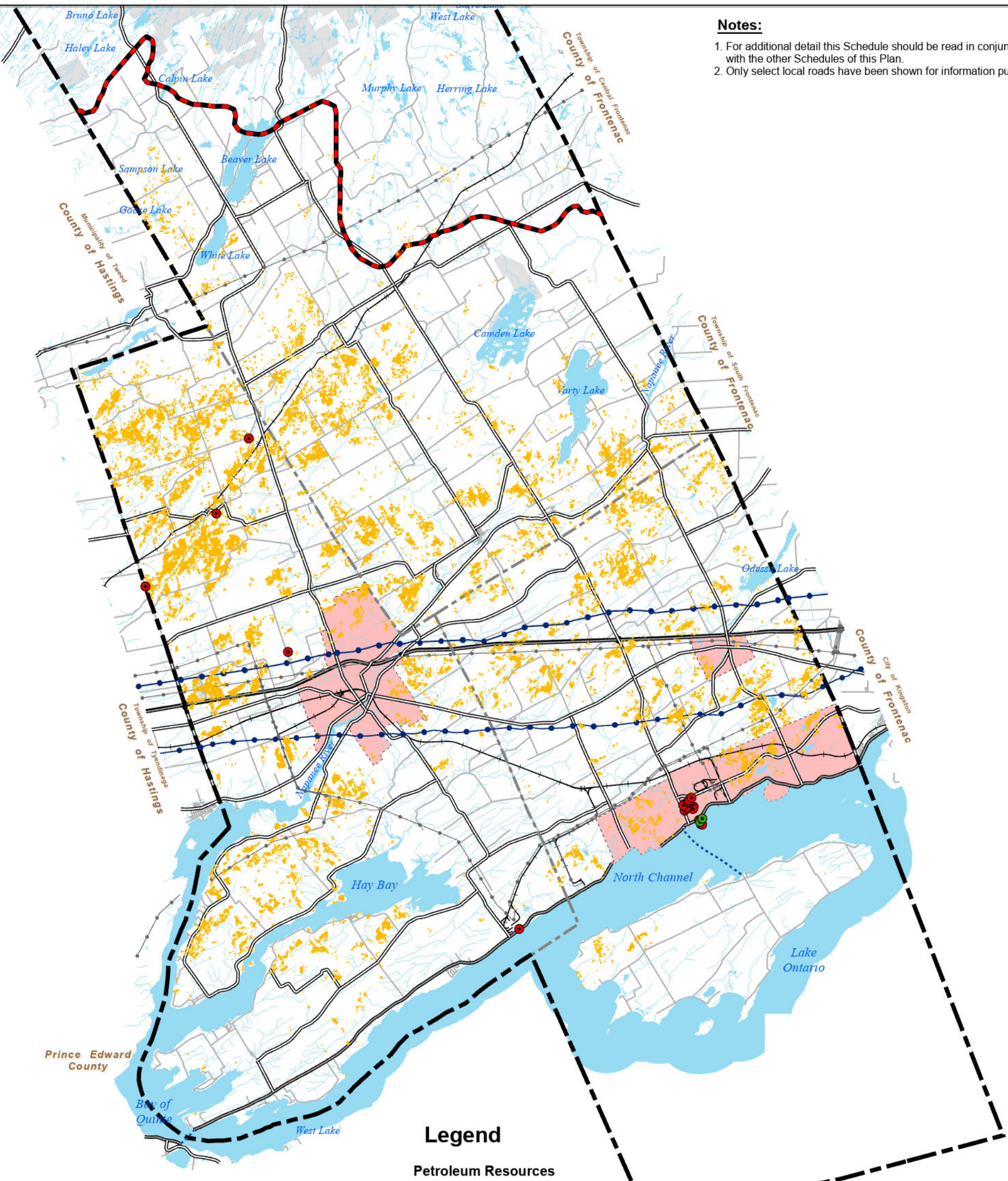


**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN
SCHEDULE E
PRIME AGRICULTURAL AREAS
AND RURAL AREAS**



Notes:

1. For additional detail this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.



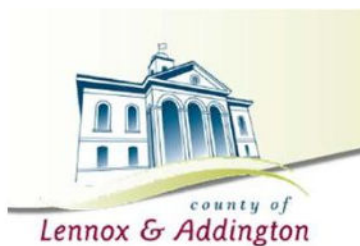
Legend

Petroleum Resources

- Active Petroleum Well
- Abandoned Petroleum Well

Other Map Elements

- Areas of Fire Risk
- Urban Area
- Rural Settlement Area
- Crown Land
- Ecoregion 6E Boundary from the Provincial Planning Statement (2024)
- Municipal Boundary
- Lennox & Addington Boundary
- Trans-Canada Highway
- Provincial Highway
- County Road
- Local Road
- Ferry
- Railway
- Pipelines
- Hydro Line



**COUNTY OF LENNOX & ADDINGTON
OFFICIAL PLAN**

**APPENDIX A
PETROLEUM RESOURCES
AND AREAS OF FIRE RISK**

