

TOWNSHIP OF MOONBEAM Official Plan

September 2026



Table of Contents

Table of Contents.....	i
1 THE PLAN AND ITS PURPOSE	1
1.1 The Official Plan	1
1.2 Purpose of the Plan	1
1.3 Objectives of the Plan	2
2 LEGISLATIVE CONTEXT	3
3 HOUSING AND GROWTH MANAGEMENT	4
3.1 Introduction	4
3.2 Goal Statement	4
3.3 Population and Housing Projections	4
3.4 Affordable Housing	4
3.5 Additional Residential Units.....	5
3.6 Residential Intensification.....	6
3.7 Short-Term Rentals.....	6
3.8 Special Needs Housing	7
3.9 Settlement Area	7
3.10 Rural Areas.....	7
4 COMMUNITY DEVELOPMENT	9
4.1 Introduction	9
4.2 Goal Statement	9
4.3 Community Design Principles	10
4.4 Land Use Designations	12
4.4.1 Residential Neighbourhood.....	13
4.4.2 Mixed-Use Area	14
4.4.3 Rural Lands	15
4.4.4 Shoreline Community	17
4.4.5 Agricultural Area.....	18
5 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	21
5.1 Introduction	21
5.2 Goal Statement	21
5.3 Water, Wastewater and Stormwater	21

5.4	Waste Management Systems	24
5.5	Provincial Highways	24
5.6	Township Roads	25
5.7	Rail Facilities	25
5.8	Infrastructure Corridors	26
5.9	Public Service Facilities	26
5.9.1	Fire and Emergency Services	27
5.9.2	Police Services	27
5.10	Accessibility	27
5.11	Adaptive Reuse of Infrastructure	28
5.12	Renewable and Alternative Energy Systems	28
5.13	Communication Facilities	28
6	ECONOMIC DEVELOPMENT	37
6.1	Introduction	37
6.2	Goal Statement	37
6.3	Objectives	37
6.4	Strategy for Economic Development	37
6.5	Growth Plan for Northern Ontario	38
7	RECREATIONAL, CULTURAL AND EDUCATIONAL SERVICES	39
7.1	Introduction	39
7.2	Definition	39
7.3	Planning for Recreational, Cultural and Educational Services	39
7.4	Illustration of Facilities	40
7.5	Development Standards	40
7.6	Campgrounds	40
7.7	Golf Courses	41
7.8	Library Services	41
7.9	Educational Services	41
8	HEALTHY COMMUNITIES	43
8.1	Introduction	43
8.2	Goal Statement	43
8.3	Strategy for Developing a Healthy Community	43
9	COORDINATION	44

9.1	Introduction	44
9.2	Goal Statement	44
9.3	Policies	44
10	NATURAL ENVIRONMENT	46
10.1	Introduction.....	46
10.2	Natural Heritage Features and Areas	47
10.2.1	Wetlands.....	47
10.2.2	Habitat of Endangered and Threatened Species	48
10.2.3	Significant Wildlife Habitat	48
10.2.4	Areas of Natural and Scientific Interest	49
10.2.5	Locally Significant Natural Features	49
10.2.6	Fish Habitat.....	49
10.3	Water Resources	50
10.4	Lake Capacity.....	50
10.5	Shoreline Management	52
10.6	Lake Management Planning.....	54
10.7	Natural Hazards	55
10.8	Flood and Erosion Hazard.....	56
10.9	Environmental Impact Study (EIS)	57
10.10	Provincial Protected Areas	58
10.11	Forestry, Woodlots, and Drainage	58
11	MINERAL AGGREGATE RESOURCES	59
11.1	Introduction.....	59
11.2	Sand and Gravel Resources	59
11.3	Bedrock Resources	59
11.4	Definition.....	60
11.5	Goal Statement.....	60
11.6	Zoning	60
11.7	Protection of Mineral Aggregate Resource Lands	60
11.8	New Operations	60
11.9	Incompatible Uses	61
11.10	Compatibility	61
11.11	Rehabilitation	62

11.12	Wayside Operations.....	62
11.13	Portable Asphalt and Portable Concrete Plants	62
11.14	Zoning	62
11.15	Recycling.....	62
12	MINING.....	63
12.1	Introduction.....	63
12.2	Definition.....	63
12.3	Goal Statement.....	63
12.4	Land Use Designations.....	63
12.5	Protection of Mining Resource Lands.....	63
12.6	New Mining Operations.....	64
12.7	Incompatible Uses	65
12.8	Compatibility	65
12.9	Rehabilitation	65
12.10	Zoning	65
13	CULTURAL HERITAGE	66
13.1	Introduction.....	66
13.2	Definition.....	66
13.3	Goal Statement.....	66
13.4	Cultural Heritage Resources.....	66
13.5	Municipal Heritage Advisory Committee.....	67
13.6	Designation of Cultural Heritage Sites	67
13.7	Human Remains	67
13.8	Archaeological Resources	67
13.9	Marine Archaeological Resources	68
13.10	Protected Heritage Property	68
13.11	Implementation Tools	68
13.12	Municipal Cultural Plan	69
13.13	Other Facilities.....	70
14	IMPLEMENTATION	71
14.1	Introduction.....	71
14.2	Planning Applications.....	71
14.3	Complete Applications	71

14.4	Public Engagement	74
14.5	Indigenous Engagement	74
14.6	Building Code Act	74
14.7	Property Standards	75
14.8	Development Charges Act	75
14.9	Amendments to the Official Plan (Sections 17 and 22, Planning Act)	75
14.10	Public Works (Section 24, Planning Act)	75
14.11	Acquisition of Land (Section 25, Planning Act)	75
14.12	Community Improvement (Section 28, Planning Act)	75
14.13	Zoning by-law (Section 34, Planning Act)	75
14.14	Community Planning Permit (Section 70.2.1, Planning Act)	76
14.15	Holding By-law (Section 36, Planning Act)	76
14.16	Interim Control By-laws (Section 38, Planning Act)	76
14.17	Temporary Use By-laws (Section 39, Planning Act)	76
14.18	Site Plan Control (Section 41, Planning Act)	76
14.19	Parkland Dedication (Section 42, Planning Act)	76
14.20	Non-Conforming Uses (Sections 44 and 45, Planning Act)	77
14.21	Land Division, Part-Lot Control and Deeming (Sections 50-53, Planning Act)	77
14.21.1	Plans of Subdivision and Condominium	77
14.21.2	Consents	78
14.21.3	Technical Consents	81
14.22	Land Use Compatibility	81
14.22.1	Human-Made Hazards	82
14.22.2	Mine Hazards	83
14.22.3	Contaminated Lands	83
14.23	Accessory Uses	83
14.24	Lots of Record	84
14.25	Crown land	84

1 THE PLAN AND ITS PURPOSE

1.1 The Official Plan

The Official Plan of the Township of Moonbeam sets out the goals, objectives and policies to guide growth and development within the Township for the next 20-30 years (2025-2051).

The following text, diagrams (where specified) and the Land Use Schedules shall constitute the Official Plan (Plan) for the Township of Moonbeam. The Plan applies to all lands within the corporate boundaries of the Township of Moonbeam.



The Official Plan was prepared to be consistent with the *Provincial Planning Statement, (2024)*, to conform to the Growth Plan for Northern Ontario, and to reflect the intent of the *Planning Act*. The official plan shall be implemented in a manner that is also consistent with the recognition and affirmation of existing Indigenous and treaty rights in section 35 of the *Constitution Act, 1982*.

This official plan shall be read in conjunction with any provincial plan in effect and where deemed to conflict with a provincial plan, the policies of the provincial plan shall take precedence.

Where land use approvals involve potential approvals under other provincial legislation, the approvals under the affected legislation may be integrated, provided the intent and requirements of all affected Acts are met.

The Official Plan shall be implemented in a manner that is consistent with the *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

1.2 Purpose of the Plan

This Official Plan replaces the 2016 Official Plan. Council's objective for the new Plan is to create positive, sustainable and healthy growth. The Plan is not viewed just as a land use document but as a blueprint that reaches out to incorporate the concepts of a healthy resilient community, and the building blocks for economic development, and the optimization of its social capital.

The preparation of the Official Plan was based on information received through consultation with provincial ministries, through information provided by the Township and from other sources. Background information is summarized within the various policy sections of the Official Plan for the convenience of the reader.

The purpose of the Official Plan is to identify the resources, capabilities, opportunities and constraints of the land and the community to enhance the stewardship of the Township's land base, the cultural heritage environment and the natural environment. Any future development in Moonbeam will conform to the policies of this Plan. The Plan provides the legislative basis to implement the community's vision for its future. All planning decisions are required to conform to the Official Plan as per Section 24(1) of the *Planning Act*.

1.3 Objectives of the Plan

- A. **Sustainable Growth:** Develop a framework that supports the sustainable growth of the Township, protects agricultural lands and natural resources and ensures compatibility among land uses while conserving the cultural heritage of the community.
- B. **Housing:** Encourage a range of housing types and options to meet the needs of the community today and over the lifespan of this Plan.
- C. **Infrastructure:** Provide infrastructure that is feasible and integrated with current and projected growth.
- D. **Environmental Stewardship and Climate Resilience:** Protect natural resources, conserve biodiversity, and implement practices that are sustainably oriented.
- E. **Economic Development:** Support long-term economic sustainability by managing and supporting development of the Township while diversifying the resource base of the Township.

2 LEGISLATIVE CONTEXT

The *Planning Act* requires that municipalities have Official Plans which contain goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the Township. The Act also identifies matters of provincial interest, which are further defined by the 2024 Provincial Planning Statement (PPS). This Plan was drafted, reviewed, and adopted in conformity with the requirements of the Act and is consistent with the PPS and other policy statements issued under the Act.

The Plan conforms to the 2011 Growth Plan for Northern Ontario (GPNO) and aims to build upon those strategic directions identified in the GPNO to strengthen Northern Ontario.

The Plan will be reviewed in accordance with the *Planning Act* and may also be amended by the Township to reflect local circumstances, changing circumstances or new priorities in the interim. When amendments are made to the Plan, appropriate amendments will also be made to implementing by-laws so that any such by-law is in conformity with the Plan.

3 HOUSING AND GROWTH MANAGEMENT

3.1 Introduction

Housing is a fundamental requirement of any community. Like many northern communities, the Township is dealing with the challenges of an aging housing stock, and limited rental supply. Housing types, densities, affordability, location and accessibility are all factors to consider in planning for a community's housing needs. Based on Census 2021, the Township's housing stock includes 524 private occupied dwellings, 98% of which are single family dwellings. The average number of persons per household is 2.2. Social housing consists of 19 seniors units located in Moonbeam and are administered by the Cochrane District Services Board (CDSB).

3.2 Goal Statement

To provide for an appropriate range and mix of housing types and densities within priority areas to meet the projected housing needs of the community.

3.3 Population and Housing Projections

Population in Moonbeam increased by 11.8% (2011-2016) and declined by 6% the following census period (2016-2021) from 1261 to 1157.

Based on the Provincial projections, the population in Moonbeam is expected to increase to approximately 1257 over the next 20-30 years (by 2051). Housing starts are estimated at approximately 1-2 new housing units annually and targeted to accommodate a redistribution of the population through declining household size and through the replacement of older housing stock.

3.4 Affordable Housing

The Township has a target that 15% of housing should be affordable to low and moderate income households. The Township will strive to achieve this target through one or more of the following measures:

- A. Seeking opportunities to participate in future Federal, and Provincial affordable housing programs for low to moderate income households and through partnership with the Cochrane District Services Board (CDSB) and other agencies to engage on matters related to planning for affordable housing, and in stakeholder consultations related to the development of local housing and homelessness plans, implementation of those plans and on-going monitoring. A collaborative approach will be used through networking between the Township, health care and social service delivery agencies, the development industry, the Cochrane District Local Housing Corporation (CDLHC), The Ministry of Health and Indigenous communities to identify opportunities for the delivery of an integrated housing and community services program.
- B. The Township will work with the CDLHC in developing a strategy for affordable housing for the Township of Moonbeam that addresses local housing needs.
- C. Facilitating residential intensification in the settlement area of Moonbeam including by permitting additional residential units as-of-right in accordance with the policies of this Plan.

- D. Encouraging the adaptive re-use of vacant commercial and institutional buildings.
- E. Utilizing tools under Section 28 of the *Planning Act* in association with community improvement projects as further described in Section 14.12 (e.g. land acquisition for housing development, housing rehabilitation programs).
- F. Defining low and moderate income households for ownership and rental housing to be determined on the basis of the regional market (e.g. Cochrane District) as the market applies to the lowest 60% of income distribution for homeowners and renter households.
- G. Making the delivery of affordable housing a priority in the disposing of any public lands.
- H. Facilitating the development or redevelopment of mixed use buildings where social and health care services can be integrated with housing units.
- I. Recognizing that affordable housing also includes consideration for job creation or available employment, accessible buildings, aging-in-place for older people, access to and the provision of health care services including mental health services and consideration for the special needs of Indigenous peoples, older people, people with disabilities, the unemployed and the homeless.

3.5 Additional Residential Units

- A. An additional residential unit may be located within a single detached dwelling, semi-detached dwelling or rowhouse or within an accessory building. Additional residential unit(s) may be permitted as-of-right in conjunction with a permitted principal residential use in accordance with the following criteria:
 - i. A maximum of two additional residential units shall be permitted on a residential lot containing a detached dwelling, semi-detached dwelling or townhouse dwelling. Such additional residential unit(s) may be located:
 - a) Within the primary single detached, semi-detached or townhouse dwelling; and/or
 - b) Within a detached accessory building that is ancillary to the primary dwelling unit on the lot. A maximum of one (1) additional residential unit may be permitted in a detached accessory building.
 - c) Where a garden suite exists, only one (1) additional residential unit within the principal dwelling shall be permitted.
 - ii. Adequate potable water and wastewater treatment shall be available to accommodate the additional residential unit(s);
 - iii. On lands without full municipal services, an additional residential unit shall not require separate services from the primary dwelling;
 - iv. Requirements for parking, access and landscaping should be met;
 - v. The additional residential unit(s) shall comply with the Ontario Building Code and Ontario Fire Code;
 - vi. The use of a mobile home as an additional residential unit shall be prohibited;
 - vii. Additional residential unit(s) shall be prohibited on hazard lands, lots within the floodplain or within any lands with Natural Heritage Features as identified on Schedule 'B' Natural Features; and,
 - viii. No separate access from a Township Road shall be permitted to accommodate the additional residential unit(s).

- ix. Specific provisions for additional residential units will be established in the Zoning By-law.
- x. On lots with frontage on a waterbody only 1 additional residential unit is permitted.
- xi. Additional residential units are prohibited on lots abutting a lake deemed to be at-capacity in accordance with the policies of section 10.4 of this Plan.

3.6 Residential Intensification

The Township will strive to achieve a target of 15-20% of new residential development to occur on the basis of intensification within the settlement area through one or more of the following measures:

- A. Infill development and redevelopment of serviced vacant and/or underutilized lots and blocks within the developed settlement area of Moonbeam.
- B. Conversion or expansion of existing residential buildings to include additional residential units including basement apartment, secondary suite, coach house dwelling or other forms of additional residential units.
- C. Conversion of non-residential buildings.
- D. Site plan control (see Section 14.18) may be used for residential intensification projects.
- E. Targets for residential intensification shall be monitored through the review of residential building permit activity.
- F. Rehabilitation and redevelopment of brownfield sites in accordance with Section 14.22.3.
- G. Replacement of existing residential and non-residential uses with new higher density residential development, or mixed-use development.
- H. Applications for intensification or infill shall be evaluated using the following criteria:
 - I. The proposed development is within the settlement area;
 - J. The proposed development is compatible with the existing neighbourhood and facilities a diverse and compatible mix of land uses to support vibrant neighbourhoods;
 - K. The existing or planned infrastructure, water services, wastewater services and community services can accommodate the proposed development;
 - L. The road network can accommodate the traffic generated;
 - M. Sufficient parking is provided;
 - N. Sufficient outdoor amenity area is provided; and,
 - O. The proposed development supports active transportation.

3.7 Short-Term Rentals

Short-term rentals are all or part of a dwelling unit that is used to provide temporary accommodation for a period that is generally 30 days or less. Short-term rental units will be permitted in any designation where residential uses are permitted. To balance increasing tourism within the community and ensuring adequate housing availability, provisions specific to short-term rental development will be established in the Township's Zoning By-law or Community Planning Permit System and through a Short-term rental by-law.

3.8 Special Needs Housing

The Township will engage the Cochrane District Services Board (CDSB), social service agencies, service clubs and other agencies in planning for and delivering housing for:

- A. Low to moderate income households;
- B. Older persons;
- C. Persons living with disabilities; and,
- D. Residents requiring group homes and supportive housing.

3.9 Settlement Area

The Settlement Area of Moonbeam as shown on the Land Use Schedule 'A2' Settlement Area Land Use, will be the focus of residential and employment growth. The Township intends to monitor growth in the Settlement Area in accordance with Section 9.3.A. of the Official Plan. The Settlement Area is designed to provide the land base and infrastructure required to accommodate the projected population, housing and employment growth of the Township.

- A. The Settlement Area will continue to be developed on the principles of:
 - i. A compact form which promotes contiguous and phased development;
 - ii. Residential intensification (see Section 3.6);
 - iii. Optimizing and timely provision infrastructure and public service facilities to meet current and future needs;
 - iv. Sustainable and energy efficient development;
 - v. Land Use compatibility (see Section 14.22); and,
 - vi. Intensification and redevelopment shall be achieved prior to, or concurrent with, new development within designated growth areas.
- B. The expansion of the Settlement Area boundary may be considered through an amendment to this Plan based on the following criteria:
 - i. There is an identified need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - ii. There is sufficient capacity in existing or planned infrastructure and public service facilities;
 - iii. The expansion avoids prime agricultural areas, or where avoidance is not possible, considers reasonable alternatives on lower priority agricultural lands in the Agricultural designation;
 - iv. The expansion of the settlement area complies with the Minimum Distance Separation Formulae, as amended (see Section 4.4.5.1); and
 - v. The new expansion is a phased progression of existing urban development in the Settlement Area.

3.10 Rural Areas

Rural areas will be conserved principally for the management or use of natural and renewable resources, principally agriculture, minerals, mineral aggregate resources, forestry, and the protection of natural heritage and water features. Land use designations in rural areas include Rural Lands, Agricultural Area, and Shoreline Community.

- A. Rural areas will be developed on the principles of:
- i. Cost-effective development;
 - ii. Development that can be sustained by the Township's standards for rural services;
 - iii. Land use compatibility;
 - iv. Integration of development with the conservation of features of the natural environment;
 - v. Stewardship of natural and renewable resources;
 - vi. Planned rural infrastructure and public service facilities;
 - vii. Promotion of recreation, tourism and rural-based economic development and,
 - viii. Protection of prime agricultural areas.

4 COMMUNITY DEVELOPMENT

4.1 Introduction

Moonbeam is a rural municipality with a small Settlement Area. The lands that currently comprise the Township of Moonbeam are located within Treaty 9 lands, and within the traditional territory of the Moose Cree First Nation. The Moose Cree First Nations historically traveled the region's waterways to conduct commerce and trade and to harvest natural resources.

Later, Europeans arrived in the Moonbeam area in the early years of the 20th century. The area evolved first as a farming community and then as a destination community drawn to the amenity of Lac Rémi (Lake), a large inland lake where the first cottage was built in 1920. Lac Rémi is one of a chain of lakes that extend north-south through the central part of the Township (e.g. Lac Bonner, North Tower Lake, Lac Brochet, South Tower Lake, Lac Cantin, Fanning Lake, Lac Charette, Scout Lake, Credger Lake, Hasting Lake) many of which are host to recreational and permanent homes. The Township lies within the Great Northern Clay Belt, some 16 million acres of potential fertile glaciolacustrine soils of which only 2% are agriculturally productive. Agriculture is important to the local economy with over 80% of the land base classified as Class 3 and 4 soil capability for agriculture. Much of the rural area has been conserved through good land use planning for resource activities, principally farming but also mineral aggregate extraction. Consequently, there are minimal land use conflicts between resource and non-resource related development. The settlement area is principally a residential community but is also host to supportive educational, social and recreational services commensurate with the requirements of the community. Highway 11 which serves as the major transportation arterial through the area and the main street, is host to a limited number of commercial uses (general store, convenience store, 3 restaurants, LCBO, bank, art gallery, tackle shop, commercial garage, contractor's office gas bar, cabinet maker).

There is potential for intensification within the settlement area. Based on the population and housing projections completed the Township is expected to increase modestly over the next 20-30 years. New housing needs will be required to accommodate growth, as well as the replacement of older housing stock.

According to projections undertaken as part of the creation of this Plan, the Township will require approximately 40 additional households by 2051, and an additional 0.8 hectares of lands designated for employment use (i.e., designated Mixed-Use).

Given the modest potential for growth over the 20-30 year planning horizon the Settlement Area has a sufficient land base to accommodate projected population, employment growth and housing over the next two decades.

4.2 Goal Statement

To design and develop a safe, and sustainable Settlement Area which integrates the employment, housing and social needs of residents and businesses in a highly livable and functional community hub, and to allow for sustainable growth in the Shoreline Community

4.3 Community Design Principles

- A. Good community design seeks to create a safe, functional and attractive built environment. The Township is committed to achieving a high standard of community design through applying the following community design principles in the review and approval of development applications.
- B. Create streets and public places that are safe, lively and comfortable:
 - i. Design street lighting and site lighting for clarity of night-time visibility and safety for pedestrians, cyclists and motorists;
 - ii. Create play areas and public places or common areas which provide opportunities for social interaction, public events and recreation or leisure activities and which are clearly accessible to all users; and,
 - iii. Separate pedestrian, cycling and motorized activities wherever possible.
- C. Promote pedestrian friendly design:
 - i. Plan for convenient walking distances to and from parks;
 - ii. Maintain the current network of pathways/trails to link activity nodes (e.g. home-to-work); and,
 - iii. Provide sidewalk linkages.
- D. Create opportunities for energy conservation:
 - i. Orient buildings to take advantage of solar gain;
 - ii. Retain/plant and maintain shade trees for summer cooling and winter shelter;
 - iii. Encourage energy efficient construction (e.g. LEED);
 - iv. Encourage the installation of micro-scale alternative and renewable energy systems (e.g. solar panels, wind turbines);
 - v. Recycle stormwater run-off; and,
 - vi. Encourage the use of green infrastructure and systems (e.g. use of permeable surfaces, swales, rainwater catchment devices and vegetation, green façades, green/grass roofs and passive design by landscaping, geo-thermal facilities, biological wastewater treatment systems, passive, bio-based and solar-based energy systems and facilities, use of recycled building and construction, and renewable resource materials, waste diversion, etc.)
- E. Create a safe liveable winter Township:
 - i. Build in measures to protect pedestrians and properties from the impacts of climate such as minimizing snow drifting at entrance points to buildings and at emergency exits, avoiding structures which allow snow or ice to fall onto sidewalks or pedestrian pathways, using landscaping for summer cooling or shelter from wind, maximizing sun light penetration, avoiding sun shadow on adjacent properties, providing weather protected pedestrian spaces;
 - ii. Provide for snow storage in site design; and,
 - iii. Ensure that signage for accessible facilities are visible under winter conditions.
- F. Conserve architectural heritage:
 - i. Conserve significant heritage resources including buildings, structures, and streetscapes through preservation (e.g. maintain or restore a heritage resource within its context or setting), or through adaptive re-use (e.g. rehabilitation of a heritage resource for a new use or function);

- ii. Sensitively rehabilitate heritage buildings where required to improve accessibility, etc., while having lowest impact on heritage features;
 - iii. Provide for consistency and coherence in the architectural design of buildings in established neighbourhoods;
 - iv. Maintain a consistent height, scale and character profile for the height, density, massing and architectural style of buildings, notably for infill and intensification projects; and,
 - v. Conserve the heritage attributes of the shorelines of Lac Rémi and other recreational lakes.
- G. Ensure compatible design:
- i. Ensure that the design of medium and high density residential uses is architecturally compatible with surrounding lower density housing (e.g. conserve privacy of adjacent back yards, avoid sun shadow, provide reasonable transition in building heights); and,
 - ii. Industrial uses with significant nuisance impacts should be directed away from residential uses. Reference should be made to MECP D-1, D-6 and NPC-300 Guidelines.
- H. Design with Nature:
- i. Integrate the protection of natural features into the design of subdivisions and sites through zoning and site plan control (e.g. escarpments, river valleys, woodlots, rock outcrops);
 - ii. Provide for tree replacement plans and construction mitigation plans for all new development;
 - iii. Maximize the retention of existing (native) vegetation for all development and provide for the reinstatement, restoration or enhancement of vegetated areas wherever feasible;
 - iv. Minimize grading and hydrogeological changes to avoid disruption to natural ecosystems;
 - v. Conserve a 30 m Ribbon-of-Life vegetation and wildlife/aquatic corridor along shorelines of lakes and rivers in their natural state;
 - vi. Retain, detain and recycle stormwater to avoid excess run-off, erosion and sediment discharge; and,
 - vii. Conserve the biodiversity and ecological benefits of nature through such measures as sustaining and enhancing the diversity of natural ecosystems (e.g. shoreline, woodlands, and riverine areas) and by conserving natural habitat areas in urban and rural design.
- I. Design for accessibility and circulation:
- i. Incorporate barrier-free design for new development;
 - ii. Incorporate standards for accessible parking into zoning and site plan control agreements;
 - iii. Ensure the street network accommodates all intended users (e.g. automobiles, emergency vehicles, pedestrians, persons with a variety of abilities, motorized mobility aids and cyclists) to ensure that they can interact and move safely;
 - iv. Provide sight triangles at street intersections;

- v. Provide adequate intersection spacing for streets and driveways with unobstructed sight lines; and,
 - vi. Encourage snowmobile and ATV access to lodging, fuel, repair and eating facilities.
- J. Site Design:
- i. Provide barrier-free access from buildings to sidewalks through dedicated pathways or sidewalks;
 - ii. Locate parking areas in close proximity to building entrances. However, parking areas shall generally be located to the side or rear of buildings;
 - iii. Provide adequate lighting levels and uniform coverage in parking areas and pedestrian walkways. Screen lighting from glare onto adjacent residential properties and public streets;
 - iv. Provide clearly defined access routes and signage for designated fire routes;
 - v. Provide convenient and easily visible locations for accessible parking, bicycle and motorcycle parking including the provision of end trip facilities for bicycles (e.g. bike racks). Encourage the provision of parking areas for motorized mobility aids;
 - vi. Locate storage areas or provide adequate visual buffering to fully screen from adjacent public streets and sensitive land uses;
 - vii. Locate drive-through windows/services away from residential areas;
 - viii. Provide adequate off-street stacking spaces for drive-through facilities and to avoid illumination of vehicle headlights on neighbouring properties;
 - ix. Minimize hard surfaces; and,
 - x. Provide for legible signage and consolidate signage for multiple uses.
- K. Climate Change Adaptation and Mitigation
- i. In addition to the policies for energy conservation and alternative energy, energy storage and renewable energy systems in this Plan, the Township supports measures for climate change adaptation which reduce greenhouse gas emissions. (See also Sections 5.12).

4.4 Land Use Designations

- A. Land use designations within the Township include:
- i. Residential Neighbourhood (see Section 4.4.1)
 - ii. Mixed-Use Areas (see Section 4.4.2)
 - iii. Rural Lands (see Section 4.4.3)
 - iv. Shoreline Community (see Section 4.4.4)
 - v. Agricultural Area (see Section 4.4.5)
- B. All other features such as the natural environment and natural hazards are considered to be a constraint and subject to the policies of the relevant Sections of this Plan.
- C. The spatial area of all land use designations are shown on the Land Use Schedules to this Plan.
- D. Development in any land use designation will only be permitted where there is sufficient servicing available prior to development being approved including:
- i. Municipal sewage and water services within the settlement area;
 - ii. Municipal water services;

- iii. Stormwater and drainage facilities;
 - iv. Transportation services;
 - v. Hydro;
 - vi. Gas utilities where available; and,
 - vii. Waste management systems.
- E. Development approvals will also consider whether public service facilities are available and adequate.
- F. The intent of the Plan as a development principle is to promote residential intensification within the settlement area of Moonbeam's existing built-up area. This should take the form of using vacant lands, and unused buildings within urban areas and community improvement areas and measures as set out in Section 3.6 of this Plan.
- G. Studies or information may be required to support an application for development (see Section 14).

4.4.1 Residential Neighbourhood

The Residential Neighbourhood designation, as shown on Schedule 'A2' Settlement Area Land Use, is intended to permit a variety of housing types and accommodates and encourages a variety in size, design, tenure, accessibility, and affordability to meet the housing needs of the Township and to create a complete community. The implementing Zoning By-law will provide zones that are categorized by dwelling type and include performance standards. The following policies apply to development in the Residential Neighbourhoods.

- A. Permitted land uses in the Residential Neighbourhood designation shall include:
- i. Low, medium and high density housing types (see Section 3.0);
 - ii. Additional residential units, special needs housing including group homes;
 - iii. Public service facilities appropriate to and compatible with a residential neighbourhood such as schools, places of worship, libraries, daycare facilities, long-term care homes; and infrastructure designed and scaled to service a residential neighbourhood.
 - iv. Neighbourhood serving commercial uses where a need is established, the use is compatible, and the access road has sufficient capacity. Examples include a convenience store, and a dry cleaning outlet.
 - v. Parks and open spaces
 - vi. Accessory uses including a bed and breakfast facility, a short-term rental, and home based businesses.
 - vii. Recreation uses subject to the Recreational, Cultural and Educational Services Section of this Plan (see Section 7).
- B. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.
- C. All uses will be appropriately zoned. Residential uses, intensification projects (see Section 3.6), public service facilities and commercial uses may be subject to site plan control.

- D. Development will occur primarily by plan of subdivision (see also Sections 14.21 for land division) and will be phased giving priority to the build-out of approved and contiguous subdivisions prior to new subdivisions.
- E. Phasing may be used as a growth management tool within a single project to ensure that infrastructure and public service facilities are optimized before developing new infrastructure or public service facilities.
- F. Phasing should be planned to occur concurrently with residential intensification in order to provide for an integrated build-out of residential neighbourhoods. Phasing will be undertaken in conjunction with the installation of infrastructure and public service facilities having proven capacity for the proposed development. Future phases may be added within the Settlement Area without an amendment to this Plan or as part of the five year review.
- G. Development will be subject to the community design principles of this Plan (see Section 4.3).
- H. For residential development consisting of greater than 10 residential units, the policies of Section 14.18 - Site Plan Control (Section 41, *Planning Act*) shall apply.

4.4.2 Mixed-Use Area

The Mixed-Use area, as shown on Schedule 'A2' Settlement Area Land Use, is generally located along Highway 11 and main streets in the settlement area of Moonbeam. The intent of this designation is to encourage growth of the business function of Mixed-Use areas by promoting a range of uses and encouraging investment in community improvement. Re-development of vacant and underutilized property with this designation is encouraged. The following policies apply to development in the Mixed-Use Area.

- A. Permitted uses in the Mixed-Use Area designation shall include:
 - i. Light industrial uses
 - ii. Commercial uses
 - iii. Public Service Facilities
 - iv. Existing sensitive (e.g., residential, institutional) uses.
 - v. Accessory uses accessory to the above.
- B. The Mixed-Use Area as designated on the Land Use Schedules will be designed and developed to ensure that the integration of land uses are compatible with any adjacent sensitive uses in accordance with Section 14.22 - Land Use Compatibility.
- C. All uses will be appropriately zoned. Commercial uses may be distinguished between general and highway commercial uses. All land uses in a Mixed-Use Area will be subject to site plan control (see Section 14.18).
- D. Development will be subject to the community design principles of this Plan (see Section 4.3) and residential uses shall be integrated to avoid or mitigate adverse effects from non-residential land uses through such techniques as:
 - i. Appropriate separation distances;
 - ii. Buffering and screening using landscaping, fencing intervening buildings, parking areas and amenity areas;
 - iii. Noise attenuation;

- iv. Dust and air quality controls;
- v. Designing mixed-use areas to be pedestrian and cycling friendly; and,
- vi. Designing Mixed-Use Areas to retain and enhance features of the natural environment wherever feasible.

E. The policies of Section 14.18 - Site Plan Control (Section 41, *Planning Act*) shall apply.

4.4.3 Rural Lands

The Rural Lands designation, as shown on Schedule 'A1' Rural Land Use, is intended to recognize the natural amenities within the Township and provide opportunities for rural, agricultural, limited residential, resource-based activities, and parks and open space. The following policies apply to development in the Rural Lands designation.

A. Permitted uses in the Rural Lands designation shall include:

- i. The management or use of resources including agriculture, forestry, mining, mineral aggregate resources, and the protection of natural heritage features and areas, and water features.
- ii. Agricultural uses, agriculture-related uses, and on-farm diversified uses.
- iii. Resource-based recreational uses including seasonal dwellings.
- iv. Infrastructure and public services facilities appropriate to the rural setting (e.g. waste management facilities, communication facilities, alternative energy, renewable energy, energy storage systems, cemeteries).
- v. Rural residential development, including lot creation subject to Section 14.21.2.
- vi. Industrial and commercial uses suited to the rural area may also be permitted.
- vii. Locally appropriate residential development, including lot creation, is permitted where site conditions are suitable for the provision of appropriate sewage and water services.
- viii. Permanent and seasonal development along shorelines is permitted in accordance with the development criteria of Sections 10.4- Lake Capacity, 10.5 - Shoreline Management and 10.7 - Natural Hazards.
- ix. Recreational commercial uses such as tourist establishments, campgrounds, marinas, golf courses, adventure sports facilities, recreational trails, ski hills and facilities for winter sports and recreational or leisure uses. Accessory uses to the above uses may include accommodation for operators, equipment and supply services and service commercial related uses (e.g. restaurant/dining facilities, retail outlets and concessions).

B. Policies for land use and other activities listed above are found in this Plan as follows:

- i. Mineral Aggregate Resources (see Section 11)
- ii. Mining (see Section 12)
- iii. Natural Environment (see Section 10)
- iv. Recreational, Cultural and Educational Services (see Section 7)
- v. Community Design Principles (see Section 4.3)
- vi. Agricultural uses, agriculture-related uses, and on-farm diversified uses (see Section 4.4.5)

4.4.3.1 Development Policies

- A. Lot creation in the Rural Lands designation shall conform with the lot creation policies in Section 14.21.2- Consents.
- B. Development will only be permitted where it can be adequately serviced with individual on-site sewage services and individual on-site water services and where site conditions are suitable for the long-term provision of such services with no negative impacts (see Section 5.3).
- C. Notwithstanding Section 4.4.3.A.ix., campgrounds in the Rural Lands designation may be serviced with communal sewage and water services in accordance with Section 5.3.L Water, Wastewater and Stormwater.
- D. The policies of Section 4.4.5.1 - Agricultural Area shall apply.
- E. An Agricultural Impact Assessment is required where development of a permitted non-agricultural use adjacent to agricultural operations is proposed.
- F. With the exception of island development and water access only development, all development shall front on a year-round-maintained public road, or, on an existing lot of record fronting on an existing private road. New development may also be permitted in a vacant land condominium where an internal common element private road has direct access to a public road.
- G. Where lot creation is permitted, the proponent shall demonstrate, by submission of a facility approved to receive hauled sewage stating that they have sufficient reserve capacity, and a letter from a sewage hauler that they can service the new development.
- H. Recreational commercial uses such as tourist establishments, campgrounds, marinas, golf courses, adventure sports facilities, recreational trails, ski hills and facilities for winter sports and recreational or leisure uses may be permitted where the proponent demonstrates that the use will be compatible with surrounding land uses and the character of the rural landscape and can be supported by rural service levels (see Sections 14.18 and 5.3).
- I. New industrial uses in the Rural Lands designation will be permitted where demonstrated that the use is not appropriate within a settlement area, where the use is 'dry' and does not require large volumes of water, and only where the use can be made compatible with surrounding land uses and does not conflict with agricultural uses (see Section 4.4.5). Existing industrial uses may be expanded where the use is compatible or can be made compatible with surrounding land uses. Land use compatibility will normally be determined through a Land Use Compatibility Study.
- J. Notwithstanding Section 4.4.3, forestry-related industrial operations that are not considered dry may be permitted where there are no negative impacts on groundwater quantity and quality.
- K. For non-residential uses all land uses adjacent to a water body, the policies of Section 14.18 - Site Plan Control (Section 41, *Planning Act*) shall apply.
- L. In considering an application for the establishment of a commercial or industrial use in the Rural Lands, the following criteria shall be considered:
 - i. Land use compatibility and the impact of the development on surround areas;

- ii. Access to commercial and industrial lots shall be limited to curb ramps on highways and limited in number to two. Access shall be established in accordance with MTO standards;
- iii. Parking and loading facilities shall be provided on site;
- iv. A landscaped buffer between any commercial or industrial uses and residential uses shall be provided; and,
- v. Development shall be approved in consultation with relevant ministries and all applicable provincial guidelines and regulations.

4.4.3.2 Back-lot Development

Back-lot development adjacent in the Rural Lands designation within 300 metres of lakes within the planning area will only be permitted where they meet the development criteria of Sections 10.4- Lake Capacity, 10.5 - Shoreline Management and 10.7 - Natural Hazards of this Plan as well as the applicable policies for access and water and sewage services. The use of back lots having less than 1.0 hectares is limited to accessory uses only provided such uses comply with all applicable zone regulations. On lots larger than 1.0 hectares, residential uses may be considered subject to the servicing and lake capacity policies of this Plan.

4.4.4 Shoreline Community

The Shoreline Community designation, as shown on Schedule 'A1' Rural Land Use, is intended to recognize the existing cluster of predominantly residential development along and adjacent to the southern shore of Remi Lake along the southern area of Ouelette's Bay and the Lefebvre Peninsula. The following policies apply to development in the Shoreline Community designation:

- A. Permitted uses in the Shoreline Community shall include:
 - i. Single-detached dwellings (permanent and seasonal)
 - ii. Complementary small-scale commercial and institutional uses that serve the residents in this area.
 - iii. Parks and open space uses are also permitted within the Shoreline Community.
 - iv. Recreational commercial uses such as tourist establishments, campgrounds, marinas, golf courses, adventure sports facilities, recreational trails, ski hills and facilities for winter sports and recreational or leisure uses. Accessory uses to the above uses may include accommodation for operators, equipment and supply services and service commercial related uses (e.g. restaurant/dining facilities, retail outlets and concessions).
- B. Development within 300 metres of Remi Lake shall conform with the policies of Sections 10.4- Lake Capacity, 10.5 - Shoreline Management, and 10.7 Natural Hazards
- C. Recreation uses shall conform with Section 7 Recreational, Cultural and Educational Services.
- D. Development shall only be permitted where appropriate servicing and access can be provided in accordance with the policies of this Plan.
- E. Back-lots on the opposite side of a road from waterfront properties shall be in accordance with Section 4.4.3.2- Back-lot Development.

- F. Shoreline residential uses may include seasonal and permanent residential uses; however, only seasonal residential uses are permitted on seasonally maintained roads and on water access only lots.
- G. All uses will be appropriately zoned.

4.4.5 Agricultural Area

The Agricultural Area designation, as shown on Schedule 'A1' Rural Land Use, is intended to recognize and conserve agricultural land, protect the viability of farms and farm-related industries, create opportunity for tourism, and maintain the quality of rural life for the benefit of all. The following policies apply to development in the Agricultural Area designation.

- A. Permitted uses in the Agricultural Area include:
 - i. Agriculture uses, as defined by the Provincial Planning Statement including agriculture, aquaculture, apiaries, agro-forestry, associated on-farm buildings and structures, growing of crops for biomass, maple syrup production, the growing of plants for food production, nurseries, the primary and secondary farm residence, and temporary farm accommodation for workers;
 - ii. Agriculture related uses, as defined by the Provincial Planning Statement, including commercial or industrial uses that are directly related to the processing of agricultural products produced on the same property or providing products or services to farm operations in the area, in accordance with the policies of this section, and retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is to be located; and,
 - iii. On farm diversified uses, as defined by the Provincial Planning Statement, and accessory to the agriculture operation are permitted on farms.
 - iv. Wayside pits and quarries.
 - v. A Temporary Garden Suite and/or Additional Residential Unit are permitted on the same lot as part of the farm unit.
 - vi. Forestry, is permitted in the agricultural area.
 - vii. Extraction of mineral resources and mineral aggregate resources.
 - viii. Additional Residential Units (ARUs) in accordance with Section 3.5.
- B. The Agricultural Area will be protected for the long-term food security, and economic opportunities of the Township. Lands designated Agriculture are areas where prime agricultural land predominates, which includes Canada Land Inventory (CLI) Classes 1, 2, and 3 soils in this order for protection and, therefore, have potential for agricultural production, areas demonstrating a concentration of farming activity, as well as pockets of lesser valued soils within the greater context of a prime agricultural area. A Land Evaluation Area Review (LEAR) study was undertaken as part of the preparation of the 2025 Official Plan Review in order to identify the Agricultural Area shown on Schedule 'A1' Rural Land Use. It is a policy of this Plan to protect agricultural lands to ensure their long-term viability for agriculture and to protect them from incompatible uses and prevent their fragmentation.

- C. All on-farm diversified uses must be compatible with and not hinder surrounding agriculture operations, and must be limited in area to a maximum of 2% of the subject property area up to one hectare.
- D. The Township encourages on-farm tourism and cultural experiences including farm-stays, tours, workshops and culinary events, where they enhance the Townships tourism appeal and respect the agricultural and natural character of the countryside.
- E. Lot area and lot coverage for on farm diversified uses will be in accordance with the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas and reflected in the Zoning by-law.
- F. On-Farm Diversified Uses shall meet Provincial criteria, as described in the Province's 'Guideline on Permitted Uses in Ontario's Prime Agricultural Areas' (Publication 851), as amended from time to time.
- G. An Agricultural Impact Assessment is required where development of a permitted non-agricultural use adjacent to agricultural operations is proposed.
- H. Extraction of mineral resources and mineral aggregate resources in the Agricultural Area is considered an interim use, and is permitted only where the site will be rehabilitated to substantially the same, or better, average soil capability than that which existed prior to extraction.
- I. New lot creation in the Agricultural Area should be avoided, except as permitted in Section 14.21.2.1 Consents in the Agricultural Area.

4.4.5.1 Minimum Distance Separation (MDS) Formulae

- A. The Province's Minimum Distance Separation (MDS) Formulae (Publication 853) as amended from time to time, applies to all agricultural operations including a livestock operation, and to all non-farm development in proximity to agricultural operations, in order to prevent land use conflicts and minimize nuisance complaints from odour.
- B. Where the implementing by-law does not clearly identify or address all aspects of the MDS formulae, the Township shall apply the more restrictive MDS formulae that protects expansion potential for agricultural operations.

4.4.5.2 Additional Residential Units in the Agricultural Area

On an agricultural operation, up to two Additional Residential Units (ARUs) shall be permitted, in accordance with provincial direction, and in accordance with the following policies:

- A. An ARU in the Agricultural Area shall not be contemplated for a surplus farm dwelling severance in accordance with Section 14.21.2.1 Consents in the Agricultural Area.
- B. The Zoning By-law may provide additional guidance for ARUs on agricultural operations in order to:
 - i. Address compatibility with the main dwelling and surrounding land uses;
 - ii. Regulate or prohibit business or commercial enterprises within the primary and/or ARU(s);
 - iii. Set out restrictions involving unit size, alterations to the outside of the principal dwelling, parking requirements and servicing requirements; and

- iv. Established maximum separation distance between the primary uses and detached ARUs.
- C. ARU's must be appropriately serviced in accordance with the policies of Section 5.3 - Water, Wastewater and Stormwater.
- D. The total number of residential units including the primary residential unit, shall not exceed three units on a lot.

5 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

5.1 Introduction

The growth and prosperity of the Township is dependent on infrastructure to service development. The intent of the Plan is to ensure that the Township is built on good roads, adequate water, sewer and waste disposal services, utilities and supportive rail facilities.

5.2 Goal Statement

To provide infrastructure to meet service level needs for Settlement Areas and the Rural Area of the Township.

5.3 Water, Wastewater and Stormwater

Water supply in the Township of Moonbeam is provided from two wells located within the Townships Water treatment Plant. Well one has an approved drawing capacity of 341 liters a minute or 491,000 liters per day, and well two has an approved drawing capacity of 568 liters per minute or 817,000 liters per day. The water that is received at the treatment plant is groundwater that has been deemed non GUDI according to the Township's Water Treatment and Distribution QMS Operational Plan (2024).

The Township's sewage works system is comprised of 2 sewage pumping stations, and a two-celled seasonal retention lagoon, operating in accordance with Environmental Compliance Approval 8785-AG6L5P. The system has a total rated capacity of 641.5 cubic metres per day for the collection, transmission and treatment of domestic sewage with final discharge into a small creek that flows into the Groundhog River, which operated at approximately 49% of its design capacity in 2025.

The following policies apply to the provision of water, wastewater and stormwater services in the Township:

- A. Planning for water and sewage services shall be provided in accordance with projected growth and in an efficient manner that promotes optimization of existing municipal sewage and water services, and existing private communal sewage and water services.
- B. The systems for water distribution and treatment, wastewater collection and treatment, and stormwater collection and release will be designed, built and operated in a manner which protects public health and safety, minimizes negative impacts on the natural environment, meets the requirements of the approval authority and meets current and projected needs to support development in accordance with the Community Development policies of this Plan (see Section 4).
- C. All development applications will be evaluated to determine whether the Township water, wastewater and storm water services adequate servicing capacity including reserve sewage system capacity and reserve water system capacity to support the proposed development within the Settlement Area of Moonbeam. Proponents will be required to undertake an assessment of the reserve capacity for municipal sewage and water services as part of the evaluation. Development will not be approved where the servicing capacity is insufficient.

- D. 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.
- E. Where municipal sewage and water servicing is 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.
- F. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be considered, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- G. Stormwater management will be planned as follows:
 - i. All commercial, industrial, institutional, recreational and multiple residential development proposals shall be supported by Stormwater Management (SWM) reports. The content and scope of the report shall be determined when the development is proposed.
 - ii. All detailed stormwater design plans shall be completed in accordance with the provincial guidelines of the current Stormwater Planning and Design Manual for all commercial, industrial, and institutional development, and multiple residential development. Council may recommend additional specific requirements on a case-by-case basis.
 - iii. Stormwater management plans for development adjacent to and in the vicinity of a provincial highway must be prepared in accordance with Provincial guidelines and must be reviewed and approved by the Province.
 - iv. The Plan will include identification of the receiving waterbody, design objectives to be applied, and a description of the stormwater management practices to be applied, in accordance with the relevant Provincial policies and guidelines. Proponents are encouraged to consult with the relevant ministries and agencies.
- H. Increases in runoff from development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed and implemented as a condition of approval, according to the following policies:
 - i. Post-development flow rates shall not exceed pre-development flows;
 - ii. Plans shall minimize, or where possible prevent or reduce increases in stormwater volumes and contaminant loads;
 - iii. Retention of existing tree cover and natural vegetation or the provision of grassed and natural areas shall be encouraged to facilitate absorption;
 - iv. Erosion and siltation control measures shall be included in grading and drainage plans;

- v. Development which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties;
 - vi. Low Impact Development (LID) alternatives, to manage stormwater as close to its source as possible, will be encouraged, especially for larger scale developments;
 - vii. Use of best management practices;
 - viii. Other matters as determined by the Township; and
 - ix. Alignment with any applicable comprehensive municipal stormwater management plans.
- I. Outside of settlement areas, development may be serviced with on-site individual services provided:
- i. The proponent provides a letter from the approval authority stating that the site is suitable for sewage disposal, and the proponent provides a letter from a hauled sewage provider stating that there is sufficient reserve sewage system capacity off-site for hauled sewage.
 - ii. The proponent provides a letter from a certified well drilling company confirming that potable water will be obtained;
 - iii. The lot size and configuration and site conditions are suitable for the long-term provision of water and sewage services with no negative impacts
 - iv. New lots created on the basis of individual on-site services shall be in accordance with the policies of Section 14.21.2 - Consents.
 - v. That a servicing options statement and hydrogeological report prepared by a qualified professional is submitted for a plan of subdivision.
 - vi. That the Township will not permit the unjustified or uneconomical extension of infrastructure to rural areas (e.g., extension of municipal sewage and water systems).
 - vii. The provision of individual services meets the requirements of the Province's Guideline D-5-4 and D-5-5, as amended.
 - viii. The septic system is approved by the appropriate approval authority:
 - a) Sewage disposal systems having a total design capacity less than 10,000L/day are subject to Provincial Guideline D-6-4 and the Ontario Building Code, and the approval authority is the Northeastern Public Health.
 - b) Sewage disposal systems having a total design capacity greater than 10,000L/day are subject to Section 53 of the *Ontario Water Resources Act*, and the approval authority is the Ministry of the Environment, Conservation and Parks.
- J. Partial services shall only be permitted where:
- i. They are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
 - ii. Within the Settlement Area, to allow for infilling and minor rounding out in existing development on partial services provided that site conditions are suitable for the long-term provisions of such services with no negative impacts.

- K. In rural areas, where partial services have been provided to address failed services in accordance with the provisions above, 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.
- L. Where development is permitted on the basis of private communal services, the Township shall require the applicant to enter into a Municipal Responsibility Agreement that includes the posting of securities equal to the replacement cost of the system(s).
- M. The Township will utilize the Asset Management Plan to guide integrated Capital Planning.

5.4 Waste Management Systems

- A. Waste management systems means sites and facilities to accommodate solid waste including landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots. The Township will manage coordinate waste management systems in consultation with the Town of Kapuskasing and in accordance with best management practices and provincial regulations.
- B. Proposed development within 500 m of the perimeter of a fill area of an active or closed site will require verification from a qualified professional that there will be no impacts from the waste management system on the proposed use that cannot otherwise be appropriately mitigated. Uses exempted from verification include infrastructure, forestry activities, extractive operations, mining activities and agricultural activities except animal husbandry. Closed or inactive sites may be used for other land uses subject to meeting the requirements of the *Environmental Protection Act*, and Guideline D-4 for requirements for development in areas adjacent to landfills.
- C. Development shall only be approved where the Township is satisfied that there is sufficient capacity available at an approved solid/domestic waste facility for solid wastes generated by the development.
- D. Any new landfill facilities shall be established in accordance with Provincial Guidelines D-4 to D-4-3.

5.5 Provincial Highways

- A. Highway 11 and Highway 581 are recognized as controlled access provincial highways for through traffic.
- B. In addition to all the applicable municipal requirements, all proposed development located within the Ministry of Transportation permit control area will be subject to the Ministry of Transportation (MTO) approval under the *Public Transportation and Highway Improvement Act*.
- C. Any new areas in the Township identified for future development that are located within MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO's access management policies, standards and requirements. Direct access will be discouraged and often prohibited.
- D. Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. This may include a traffic

and drainage/stormwater management study. An illumination study may be required for a retail facility.

- E. Any new roads proposed to be connected to a provincial highway are subject to provincial approval including spacing requirements between intersections. Noise and vibration studies using the NPC-300 MOE Guideline may be required prior to considering whether development should be approved adjacent to a provincial highway.
- F. Outdoor storage on properties abutting a provincial highway shall be visually screened and appropriately located to ensure that these uses are not a distraction to the travelling public.
- G. The conversion of a home based business or home industry with frontage on a provincial highway shall not be permitted where the effect is to create a change in an entrance from a residential or farmstead entrance to a commercial or industrial entrance or to create a new or separate entrance. A severance that would result in a separate entrance to a business will also not be permitted.
- H. A second entrance for a property owner whose land lies beyond the permit control area and requests access to a provincial highway via another property owner's entrance will not be permitted.
- I. The Township will liaise with MTO to designate and integrate cycle routes on provincial highways and linkages to Township cycling routes.
- J. Any proposals for snowmobile crossings of a Provincial Highway will require the prior approval of MTO. Crossings are generally permitted. Trails running along the highway right-of-way are not permitted.

5.6 Township Roads

- A. The Township's road network consists local streets in both an urban and rural setting.
- B. Local roads function to distribute traffic from the provincial highway network system to individual properties, typically over short distances.
- C. The Township will control access, parking, truck routes and traffic signalization as measures to ensure efficient movement of traffic, and pedestrians and cyclists. Traffic management studies may be required for development to assess traffic impacts and needed improvements (e.g. road widening, taper lanes, intersection improvements, traffic calming, signalization, crosswalks, and noise/vibration).
- D. Where practical, the design of new streets or redevelopment of existing streetscapes will include the integration of active travel facilities for pedestrians, and cyclists.
- E. Local streets will be maintained in accordance with the Township's level of service and upgraded or replaced in accordance with the Township's Asset Management Plan.
- F. The construction standard for new streets will generally coincide with the provincial standard with a right-of-way width of 20 m.

5.7 Rail Facilities

The function of the railway is important to the economy and way-of-life in northeastern Ontario. To protect rail facilities as a transportation corridor, sensitive or incompatible land uses will be directed away from the corridor in accordance with the Land Use Compatibility

Policies of this plan in addition to impact assessment and mitigation measures per the NPC-300 MECP Guideline.

- A. Proponents of industrial development shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also be given to the extent to which increased site plan requirements can reduce the potential impacts.

5.8 Infrastructure Corridors

Existing and planned transportation and infrastructure corridors, such as rights-of-way for pipelines, power transmission lines, provincial highways, or other federally or provincially planned infrastructure corridors, will be protected for the long term. Development which could negatively impact the intended function of existing and planned corridor shall not be permitted.

In particular, TransCanada Pipe Lines Limited operates high pressure natural gas pipelines within its right-of-way which crosses the Township and is identified on the Land Use Schedules. Any development within 200 m of TransCanada's facilities may affect the safety and integrity of the pipeline.

TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating development in proximity to the pipelines. This includes approval requirements for activities on or within 30 m of the right-of-way such as an excavation, blasting and any movement of heavy equipment. New development can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Township shall require early consultation with TransCanada or its designated representative for any development proposals within 200 m of its facilities.

No permanent building or structure may be located within 7 m of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 m from the limit of the right-of-way. No building or structure is permitted within 3 m of the right-of-way.

In areas of more urban development, the Township will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

5.9 Public Service Facilities

- A. Public service facilities are generally permitted in any land use designation without an amendment to this Plan.
- B. All development applications will be evaluated to determine whether the public service facilities are or will be capable of supporting the proposed development at acceptable levels of service, notably schools, health care facilities and emergency services.
- C. The Township supports and encourages the co-location of public service facilities within community hubs where appropriate in order to promote cost-effectiveness and facilitate

service integration and access to active transportation. Community hubs are especially encouraged within the Settlement Area.

5.9.1 Fire and Emergency Services

- A. Fire protection will be considered in making land use decisions by considering the following matters:
- i. Ensuring that response times can be met;
 - ii. Ensuring that Fire Services has the capability to fight/suppress the fire based on the Building Code occupancy;
 - iii. Ensuring that fire routes provide uninhibited access for fire vehicles (and all other emergency vehicles);
 - iv. Ensuring that the requirements of the Building Code and Fire Code be met.
 - v. Providing, wherever possible an alternate access route;
 - vi. Ensuring that the construction and maintenance standard for a road is adequate to accommodate fire vehicles/apparatus and other types of emergency vehicles such as ambulances;
 - vii. Ensuring that the source of water supply and pressure will be adequate for fire suppression;
 - viii. Ensuring that the Emergency Measures Plan is up-to-date and updated on a regular basis;
 - ix. Ensuring that planning for infrastructure and public service facilities includes consideration for emergency services; and,
 - x. Ensuring that fire protection for wildland fires and on Crown Lands is coordinated with the Ministry of Natural Resources.

5.9.2 Police Services

Community safety will be considered in land use decision making through continued coordination between the Township and the local Ontario Provincial Police detachment and to regularly bring to the attention of the OPP traffic, crime, safety, marine safety, social and other such public safety issues of importance to the quality of life in the Township.

5.10 Accessibility

The intent of the Official Plan is to improve the quality of life for residents and visitors with disabilities through the following measures:

- A. Providing for barrier-free accessibility of public buildings, institutions, and public spaces (e.g. schools, halls, libraries, arenas), parks and playgrounds, dwelling units, offices, stores, theatres and other types of facilities.
- B. The Township has and will continue to lead by example by demonstrating steps that it has taken to improve conditions and continually recognize the need for barrier-free access.
- C. New development, whether it is commercial, residential, industrial or institutional, will be required to meet accessibility requirements such as accessible entrances and exits, barrier-free parking spaces and elevators for multiple-level buildings.

- D. The Plan recognizes the need for pedestrian protection and convenience in the public realm. Sidewalks can be the most important pieces of infrastructure for accessibility reasons, as well as everyday mobility. Sidewalks, pathways and paved shoulders should be appropriately designed, constructed and maintained to facilitate barrier-free use where required. Wherever possible, sidewalks should be required on both sides of the street.
- E. Site plan control will be used to require facilities to be designed and intended to have regard for persons with disabilities (see Section 14.18).
- F. Community improvement projects will include as a criterion, the review of facilities for accessibility and the retrofitting of buildings and facilities to make them accessible.
- G. In recognizing that not all facilities can easily be made accessible to all persons with disabilities, efforts will be made to ensure that facilities are made accessible in accordance with the built environment and the design of public spaces requirements of public accessibility legislation. Examples include recreation facilities such as the Township trail system.

5.11 Adaptive Reuse of Infrastructure

The Township will incorporate the adaptive re-use of infrastructure as part of planning for current and projected infrastructure needs to service development and will incorporate the principle of life-cycle costing in the design of infrastructure as part of the Township's asset management planning (e.g. Asset Management Plan).

5.12 Renewable and Alternative Energy Systems

Renewable energy projects may have impacts on public health, public safety and the natural environment. All wind energy facilities shall comply with the Zoning by-law with respect to setbacks from property, road and railways.

All renewable energy projects will be permitted in Rural Lands designation, or as an On-Farm Diversified use in the Agricultural Area, provided they are compatible with surrounding land uses, minimize or avoid the clearance of mature tree/canopy cover, and meet any prescribed setback and buffering requirements established by the Township in the Zoning by-law.

Roof-mounted solar panels will be permitted for all land uses; however ground-mounted solar panels will not be permitted in the settlement area.

Alternative energy systems and renewable energy projects will be encouraged in support of reducing greenhouse gases. Projects may be sponsored by the private sector or by the Township.

5.13 Communication Facilities

Communication facilities requiring transmission towers shall be permitted in the Rural Lands designation where they meet Industry Canada construction standards.

6 ECONOMIC DEVELOPMENT

6.1 Introduction

A sustainable community is characterized by a strong economy. The natural presence of the natural environment, and strategic location on Highway 11 attract a range of services centred on Tourism such as retail, recreation and service businesses to the Township. Further the presence of lakes in the Township has brought in cottage industries. The Township will encourage development and provide opportunities for sustainable economic growth that is compatible with the character and environment.

6.2 Goal Statement

To create a positive environment for employment growth, diversifying economic opportunities, supporting education and the retention of a healthy and sustainable economic base.

6.3 Objectives

- A. To provide an adequate supply of serviced land to accommodate a full range of commercial, industrial, and institutional land uses.
- B. To avoid and mitigate land use conflicts.

6.4 Strategy for Economic Development

The intent of the Official Plan is to support economic development through such actions as:

- A. Maintaining an open-for-business attitude and to promote and plan for the Township as an investment-ready community that supports a healthy and diversified economic base.
- B. Providing for a supportive economic development structure in Township's Municipal Offices that demonstrates professionalism, transparency, confidentiality where required, expediency and equitable treatment in facilitating economic development.
- C. Maintaining an adequate supply of serviced land for industrial, commercial and institutional development for a 25-year time horizon.
- D. Supporting land use development that strengthens and maintains the vitality and well-being of commercial core of Moonbeam.
- E. Aligning economic development strategies which complement and support the Growth Plan for Northern Ontario.
- F. Implementing strategies to attract new families, attracting and supporting new entrepreneurs, ensuring quality services for the entire community, preserving the community's achievements to pursue its prestige and ensure its legacy, and strengthening human resources' capacity so that they can improve their interaction with governments, private and community sectors' representatives.
- G. Strengthening the economic role of the Township and encouraging the maintenance and expansion of tourism facilities and infrastructure.
- H. Providing support for the manufacturing sector with particular emphasis on job retention, job training and job creation.

- I. Promoting resource-based industries, notably agriculture, mining, forestry and mineral aggregate resource extraction.
- J. Encouraging and supporting the tourism industry, and other sporting events.
- K. Encouraging small business development such as home based and cottage industries, local food production, farm gate produce sales and secondary uses.
- L. Promote healthy lifestyles and encourage programs, activities and services that enhance the quality of life, accessibility and active living and provide for a four-season liveable and healthy community as measures to attract investment and in-migration.
- M. Supporting economic development by planning and providing for adequate communication infrastructure, energy infrastructure and services that facilitate the movement of goods and products.
- N. Working with Moose Cree First Nation on any projects of mutual interest.
- O. Developing a Strategic Plan to guide economic development to guide investments in the community.
- P. Collaboration and partnership is encouraged between the Township of Moonbeam and Explore Moonbeam.

6.5 Growth Plan for Northern Ontario

- A. The Township recognizes the need to nurture the development of the local economic base in conjunction with provincial objectives for growing the Northern Ontario economy as set out in the Growth Plan for Northern Ontario. The Township promotes a collaborative approach to implementation of the provincial policies in local decisions made with respect to land use, investment in infrastructure and the initiatives and actions set out in the Strategy for Economic Development in Section 6.4 above.
- B. The intent of the Plan is to enable the Township to sustain and improve the economic base of the community by providing a diverse range of community services, by providing a 20 year supply of land including serviced land for an appropriate range of housing types and other land uses, by providing high quality public services and spaces, by providing recreational and tourism opportunities and by enhancing the cultural life and community identity of Moonbeam.
- C. The Township recognizes the importance of sustainable transportation services in providing access to local, regional, provincial and international markets and intends to support rail, air transport and highway corridors in particular.

7 RECREATIONAL, CULTURAL AND EDUCATIONAL SERVICES

7.1 Introduction

Healthy communities are active communities. While the role of a township is to provide recreational facilities and programs suited to the needs of healthy lifestyles, services are also delivered by the private sector as commercial services and by non-profit service clubs and other organizations to meet the diverse interests of residents and visitors. The challenge is to ensure that public and private recreational services complement each other while also adapting to the changing needs of the community.

Moonbeam's recreation and cultural network - including the cultural network - including the cultural centre, community recreation hub, nature trails, Lake Rémi waterfront and community events form a cornerstone of civic pride and tourism appeal.

The Township of Moonbeam, has over time, developed an extensive array of recreational facilities including 34 km of recreational trails. The quality of life enjoyed by Township residents is directly related to the scope, type and accessibility of the recreational facilities and services available. The Official Plan provides for a mix of active and passive recreation facilities and activities tailored to all age groups and varied needs. Recreation facilities may be integrated with natural areas where they are compatible.

Cultural and educational services are integral to the needs of a healthy and progressive community. The intent of the Plan is to ensure that library services and educational services are planned to meet current and projected community needs.

7.2 Definition

Recreation facilities are intensive land uses requiring a land base such as waterfront areas, trails, parks, sports fields and recreation complexes, libraries, marinas, campgrounds, conservation areas, curling clubs and golf courses.

7.3 Planning for Recreational, Cultural and Educational Services

- A. The Township will integrate the planning and delivery of recreation facilities with other organizations through private/public partnerships and single services. Youth may be consulted in the planning process.
- B. The Township may prepare a Master Recreation Plan as the basis for capital planning, programming and facility development.
- C. The Township will provide facilities and programs as a central component to a strategy for a healthy community including inclusive, safe, affordable and quality facilities and recreational programs for all ages and physical abilities.
- D. Applicable standards of the Township's Accessibility Plan will be integrated into planning for recreation facilities.
- E. Revenues collected from cash-in-lieu of parkland will be allocated to facilities based on the Township's capital program for recreation facilities.

7.4 Illustration of Facilities

- A. Recreation facilities including recreational trails as illustrated on Land Use Schedules 'A1' Rural Land Use and 'A2' Settlement Area Land Use. Trails shall be interpreted to include their associated corridor area. The location of trails such as those for snowmobiling and ATV or off-road vehicles are subject to change given agreements with landowners. An amendment to this Plan is not required to reflect changes; however, the intent of the plan is to maintain continuity and linkages in trails. Collaboration with regional trail system operators and tourism partners is encouraged.

7.5 Development Standards

- A. The following development standards shall apply in the planning, design and installation of facilities in the Township designed to meet current and projected recreation and leisure needs.
- B. Parks and playgrounds should be located within convenient walking distance of the areas they serve. Community parks should be strategically located in the community.
- C. The number, land area and scope of parks will be planned, designed and developed or redeveloped in keeping with the needs of the residents in the area they serve.
- D. The design and construction or installation of recreation facilities will be harmonized with natural features including topography and woodlands. The policies for Natural Environment will apply to any development of recreation facilities.
- E. Provision for active travel planning, design and construction will consider safety, accessibility, maintenance and signage. Provision will be made for the integration of trails as linkages to transportation corridors, community activity areas (e.g. waterfront, and residential neighbourhoods) and high activity areas (e.g. schools).
- F. Provision will also be made for environmental design that enhances public safety through natural surveillance, enhanced lighting, visibility from the street, well-located and clearly marked building and park entrances, accessibility for emergency services and limited pedestrian and vehicle interface. Parks should be designed with reasonable street frontage and pedestrian connections to residential areas.
- G. Publicly owned waterfront lands will be retained in the public domain where necessary to ensure that opportunities are provided for public access to water, particularly on Lac Rémi and water-oriented land uses; however, shoreline road allowances may be sold to the abutting land owner where not required by the Township and will be considered on a case-by-case basis. The Township may acquire additional lands to add to the inventory of waterfront lands held in the public domain.
- H. As much of the shoreline of lakes and rivers as is possible will be maintained in a natural state.
- I. Adequate services including water supply, sewage disposal, stormwater management and drainage shall be provided to service recreation facilities.
- J. Vehicle access will be provided by a public road except for any island development.
- K. All development shall be appropriately zoned.

7.6 Campgrounds

- A. Campgrounds may be permitted year-round to support diverse lodging options.

- B. Potable water shall be supplied by a communal water system and/or communal faucets approved by the Ministry of the Environment, Conservation and Parks and/or Northeastern Public Health.
- C. Sewage disposal will be provided by a communal sewage system and/or a communal washroom facility to the satisfaction of the Ministry of the Environment, Conservation and Parks and/or Northeastern Public Health.
- D. As much of the shoreline will be retained in a natural state as is possible.
- E. Campgrounds may be permitted in the Rural Lands designation where appropriately zoned or in the Settlement Area where adequately buffered (separated) from Residential Neighbourhoods and appropriately zoned.
- F. Site plan control may apply.

7.7 Golf Courses

- A. Golf courses may be permitted in the Rural Lands designation. Golf courses will not be permitted where they conflict with the stewardship of natural resources or conservation of the natural environment. Golf course facilities may include a club house, driving range, banquet facilities and accessory leisure facilities and programs provided they are environmentally sustainable.
- B. New courses or expansion to an existing course, such as the Moonbeam Golf Club, may be subject to justification studies (e.g. hydrogeology, hydrology, traffic, archaeology).
- C. Proponents of golf course development will be encouraged to prepare a hydrogeological assessment to ensure there is a sustainable supply of water without negatively impacting groundwater quantity and quality.
- D. Site plan control may apply (see Section 14.18).

7.8 Library Services

- A. The intent of the Plan is to recognize the importance of library services for their educational, research and resource benefit to a multi-cultural community.
- B. Library facilities (space needs) will be planned to meet current and projected needs to ensure that capacity is available to meet the future needs of the community in both official languages.

7.9 Educational Services

- A. Facilities such as schools are part of the building blocks of a community and society. These institutions prepare people of all ages and abilities for working and contributing to our societies, both locally and globally. It is important that these facilities continue to operate and train students and residents of the Township well into the future. This is in part dependant on continued investment into buildings, equipment, books, and human resources by all levels of government and the private sector. The continued success of these places of learning is linked to the success of the community as a whole. Schools apart from providing space for learning, also provide green space and parks, as well as facilities for meetings.
- B. The intent of the Plan is to recognize and emphasize the importance of providing educational services to all ages in two languages and in all subjects.

- C. In the review of development applications the Township will ensure that capacity is available in the elementary and high school levels to accommodate increased enrolment arising from new development. School Boards will be integrated into the land use planning process in planning for the extension, replacement or construction of new schools.
- D. School facilities will be considered as community facilities by integrating their use for non-educational purposes where feasible. Schools will be considered as buildings within an open space or campus setting designed to enhance their use for both educational and recreation activities.
- E. Township will encourage the use of a joint-use agreement to support recreational and cultural uses of educational facilities.

8 HEALTHY COMMUNITIES

8.1 Introduction

A healthy community is made up of many components. They may be broadly classified as physical, social, economic and environmental. A healthy community physically, is one with good roads, sidewalks, adequate parks and playgrounds, clean air and water; is one that maintains buildings in good repair; is a community that avoids land use conflicts (e.g. locating a junk yard beside a school). In other words, it is a community that takes pride in its appearance and image. Social health may mean the provision of medical, social and community services that are important to our mental and physical health. Proactive physician recruitment, wellness programs, best health care for the community are some examples. Environmental health may mean cleaning up a river bed, a beautification program for hamlet, conserving fish and wildlife habitat or with watershed planning according to the water resources policies of this plan. From an economic standpoint, a healthy community implies steady employment, new business development and most of all a collective energy by residents and businesses that is positive and is always examining opportunities to make for a better and healthier community.

8.2 Goal Statement

To achieve the identity as a healthy community and to integrate the planning for a healthy community as an integral component of the Township's land use planning process. To ensure that all residents can access recreation, housing and services with a short-travel distance and to reduce barriers.

8.3 Strategy for Developing a Healthy Community

- A. The Township will work with community partners, including local public health, and engaging local priority populations (youth, indigenous, francophone, persons with disabilities) to develop and support a comprehensive healthy, safe community framework and strategy.
- B. The Township will strengthen and promote the identity of Moonbeam as a unified community and will create a branding for the Township that can market its amenities and opportunities.
- C. The Township will work with other public agencies to monitor the vital signs of the community on a regular basis.

9 COORDINATION

9.1 Introduction

Land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A regional, coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making.

Moonbeam is a single-tier municipality in the District of Cochrane. The Township is also part of the Cochrane District Services Board, an agency that delivers social services and social housing to all municipalities in the district.

Key infrastructure corridors that pass through the Township include the TransCanada Pipeline, Union Gas, Hydro, ONR and Bell Canada fibre optic cable.

While the region is shared by organized municipalities, the Township is also located on the traditional lands of the Moose Cree First Nation. The role and interest of First Nation and Métis communities is an integral part of the cultural and development mosaic.

Co-ordination is an operative philosophy in the history of development in the District of Cochrane and continues to be important as communities grow and develop. The participation in regional initiatives is encouraged by the Township.

9.2 Goal Statement

To ensure that land use decisions provide for a coordinated, integrated and comprehensive approach in managing growth, the stewardship of resources, the protection of the environment, economic development and advance shared goals in infrastructure where the decisions involve stakeholders and other municipalities.

9.3 Policies

- A. The Township intends to monitor population, employment and housing development having regard to trends across the District of Cochrane with the intent of reflecting the growth projections of other municipalities as they may affect Moonbeam.
- B. The Township shall coordinate with Explore Moonbeam on all matters relating to economic development and tourism projects that require land use planning and infrastructure support.
- C. The Township will collaborate on matters of economic development planning and programming among regional stakeholders such as business, municipalities, government, the Cochrane District Services Board (CDSB) and education organizations and Indigenous Communities.
- D. The Township will work with the CDSB in the planning and delivery of social housing and social services programs and activities.
- E. The Township will work towards the development and implementation of water conservation policies as they impact on the lakes and rivers within the watershed of Lac Rémi and other water bodies within the Township (e.g. implementing recommendations

from lake capacity studies, applying best management practices for stormwater management, requiring sustainable sewage treatment, well water and private sewage system construction/maintenance, shoreline management).

- F. The Township will protect common transportation and infrastructure corridors that service the District.
- G. Shared-services agreements or inter-municipal agreements shall be encouraged where they improve cost-effectiveness or service quality.
- H. The Township will collaborate with Indigenous communities such as Moose Cree First Nation in addressing matters of mutual significance. This may include the protection of local environmental features, the pursuit of mutually beneficial economic development opportunities, and the conservation of cultural heritage and archaeological resources.
- I. The Township may develop protocols for consultation with adjoining municipalities and Indigenous Communities, in particular Moose Cree First Nation.
- J. The Township will collaborate with the Town of Kapuskasing in management of waste management systems as they affect the two communities.
- K. The Township will provide for on-going communication with the Ontario Provincial Police regarding safety, crime and social issues in the Township.
- L. The Township will coordinate the delivery of emergency response services with adjacent municipalities and other orders of government.
- M. The Township will consult with area municipalities, First Nations and Métis where applicable, and other orders of government with respect to land use decisions which have an overlapping impact, notably with the protection of provincial interests in the management and development of natural resources (e.g. minerals, mineral aggregates, forestry, and natural heritage).
- N. The Township shall promote information sharing, joint planning studies and coordinated grant applications with regional partners.
- O. The Township will collaborate with the Ministry of Natural Resources in the management of land use and conservation practices in René Brunelle Provincial Park.

10 NATURAL ENVIRONMENT

10.1 Introduction

Moonbeam is immensely rich in natural heritage. The Township's lakes, rivers, forests, species and habitats, and natural areas makes Moonbeam a unique community and provides ample opportunity for recreational engagement and economic development. Lac Rémi and the chain of lakes to the south and their tributaries (e.g. Kitigan River, Beaver Creek, Gauthier Creek, Meilleur Creek, Marten Creek, D'Amour Creek) are important linkages or corridors for wildlife and fish. The shorelines of numerous lakes (Rémi, Brochet, Gauthier (or Muskrat), Bonner, Larouche, North Tower, South Tower, Cantin, Duboso (or Kluck), Godin, Charette, Scout (or Aurel), Credger, Hasting (or D'Amour), Marten) are an important natural environment area that also serves on some of the larger lakes as an area for recreation and many land use activities.

Moonbeam's natural environment consists of provincial natural heritage features and areas such as significant wetlands, fish habitat, 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. Nothing in this section shall limit the ability of agricultural uses to continue.

The policies for natural heritage features and areas as well as policies designed to protect the natural environment are included in this chapter.

Identified natural heritage features and areas of the Township are depicted, where information is available, on Schedule 'B' Natural Features. The intent of this Plan is to preserve and protect these features and to restrict the alteration of the physical and/or biological features of these areas.

Numerous moose aquatic feeding areas are found throughout the Township and nesting sites for bird species are also a reflection of indigenous habitat areas. Several bear management areas cover the Township while other natural values include wild rice.

Given the natural resources of the area, and relatively confined use, a comprehensive inventory of the natural heritage system has not been undertaken.

The community believes that a healthy environment is a priority and believes that it is a responsibility of all residents to protect and maintain. Natural environment areas must be improved in quality, linkages should be protected and re-established and natural areas should be expanded.

Policies for natural heritage feature and areas are provided in Sections 10.2.1 to 10.2.6. Sections 10.3 to 10.11 contain additional policies for the natural environment, including the protection of water and forest resources, lakeshore development, and natural hazards.

10.2 Natural Heritage Features and Areas

The following policies shall apply to natural heritage features and areas:

10.2.1 Wetlands

Wetlands require protection from incompatible development to protect the important water-related functions they provide. Wetlands filter pollutants and sediments and reduce shoreline erosion; functions which help keep waterbodies clean and healthy. Wetlands play a role in groundwater recharge and discharge and help reduce flooding hazards, while also providing important habitat for fish and other wildlife.

Many of the environmental functions performed by a wetland are specific to the watershed within which the wetland is located. Wetland occurrence and the sensitivity of individual wetlands is, therefore, determined by the watershed planning process.

Provincially significant wetlands can be identified, evaluated and delineated by a qualified professional, using the Ontario Wetland Evaluation System (OWES) methodology and MNR training in the use of the OWES. A wetland evaluation, re-evaluation, or mapping update will be considered complete and final once a trained wetland evaluator attests that they have undertaken an evaluation in accordance with OWES. These wetlands merit special attention for land use planning to ensure that their significant features and functions are protected.

The following policies apply to the protection of wetlands in the Township:

- A. Site-specific wetland occurrence and Environmental Impact Study (EIS) requirements will be determined by Township staff through pre-consultation on a development proposal.
- B. Development and site alteration shall not be permitted in a wetland or provincially significant wetland unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- C. Development and site alteration shall not be permitted on lands adjacent to any wetland or provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or ecological functions. Adjacent lands are considered to be those lands within 50 metres of an unevaluated wetland, and within at least 120 metres of a provincially significant wetland.
- D. The minimum setback for development such as buildings and structures from a wetland shall be 30 metres from the wetland boundary.
- E. Exceptions to the setbacks in Policy 10.2.1.D above, shall only be considered by the Township on existing lots of record where, due to the lot constraints (lot size, physical constraints), it is impossible to meet the minimum required setback and provided it has been demonstrated that there will be no negative impacts on the natural features or ecological functions. An EIS may be required, at the Township's discretion.

10.2.2 Habitat of Endangered and Threatened Species

An endangered species is a species that is facing imminent threat of extinction or extirpation. A threatened species is a species that is likely to become endangered if steps are not taken to address the factors threatening the species. A species of special concern is a species that may become threatened or endangered due to a combination of biological characteristics and identified threats.

Habitat loss is one of two main factors threatening species in Ontario. Preserving habitat is crucial to the survival of threatened and endangered species, and for preserving biodiversity and sustainability. The locations of such habitat are generally not shown on land use schedules due to the sensitivity of the information related to these species.

The following policies apply to the protection of habitat of endangered and threatened species in the Township:

- A. Development and site alteration shall not be permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements in consultation with the MNR;
- B. Recognizing that existing species and habitat information is limited, Council will require an appropriate level of site assessment be completed. Council may seek the most up-to-date species information and technical advice from the Ministry of Natural Resources when reviewing development applications in known or suspected habitat of endangered and threatened species.
- C. The Township will advise proponents of their obligations under the provincial *Species Conservation Act* and the federal *Species at Risk Act* where any new endangered or threatened species occurrence is identified, any development or site alteration activities must immediately cease, and the Province of Ontario must be contacted;
- D. No development or site alteration shall be permitted on adjacent lands of an endangered or threatened species except in accordance with provincial and federal requirements in consultation with the MNR.

10.2.3 Significant Wildlife Habitat

Significant wildlife habitat are those areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations.

In the Township of Moonbeam, known significant wildlife habitat includes Moose Aquatic Feeding Areas, and Nesting Sites as shown on Schedule 'B' Natural Features.

Development and site alteration is not permitted in areas of Significant Wildlife Habitat or within 120 metres of such habitat unless an EIS, including a wildlife habitat assessment, carried out by a qualified professional has demonstrated that there will be no negative impact on the habitat or its ecological function. In the case of adjacent lands (within 120 metres), the ecological function of the adjacent lands must also be evaluated. The recommendations of an EIS shall be implemented through a site-specific Zoning By-law Amendment.

10.2.4 Areas of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values for protection, scientific study or education. There are currently no known ANSI's in the Township of Moonbeam; however, should any be identified in the future, the following policies will apply:

- A. Development and site alteration shall not be permitted within or adjacent to an identified or confirmed significant ANSIs unless it has been demonstrated by a study completed by a qualified individual that there will be no negative impacts on the feature or its ecological functions.
- B. For the purposes of this Plan, adjacent is considered 120 metres for an ANSI related to life science, and 50 metres for an ANSI related to earth science.
- C. Should an ANSI be confirmed at a later date, development in or adjacent to the ANSI shall not be permitted unless it has been demonstrated by a study completed by a qualified individual that there will be no negative impacts on the feature or its ecological functions.

10.2.5 Locally Significant Natural Features

- A. All locally significant natural features within Moonbeam will be protected.
- B. Locally Significant Natural Features consist of the following:
 - i. Unclassified wetlands; and,
 - ii. Unmapped watercourses, groundwater upwellings (springs) bluffs.
- C. Locally significant natural features are intended to remain in their natural state or restored to a natural state. No development or site alteration will be allowed in an unclassified wetland or within 120 m unless an EIS has been completed to the satisfaction of the Township.

10.2.6 Fish Habitat

The Township is bisected by several, rivers, streams and lakes. The Federal *Fisheries Act* and other provincial legislation protects all fish habitat from incompatible human activities, including discharge into and construction in water. The identification, evaluation and classification of fish habitat is the responsibility of Fisheries and Oceans Canada (DFO) and includes areas on which fish depend directly or indirectly to carry out their life processes.

All fish habitat is to be protected from the carrying on of work, undertaking, or activity that results in serious harm to fish that are part of, or support a commercial, recreational, or Indigenous fishery. In particular, natural vegetative buffers along stream banks are to be maintained to protect fish habitat. Buffer widths, as measured from the high-water mark, depend on the characteristics of the buffer, terrain conditions, and the desired buffer function. The following policies apply to the protection of fish habitat in the Township:

- A. Development and site alteration are not permitted in fish habitat except in accordance with federal and provincial requirements. All water features including permanent or intermittent streams, headwaters, seasonally flooded areas, municipal or agricultural

surface drains, lakes and ponds (except human-made off-stream ponds), should initially be considered fish habitat unless it can be demonstrated to the satisfaction of the township that the feature does not constitute fish habitat as defined by the *Fisheries Act*;

- B. Development and site alteration shall not be permitted within 30 metres of fish habitat, except in accordance with relevant provincial and federal requirements. Development that proposes a decrease to the 30 metre setback shall only take place where it has been demonstrated, through a fish habitat assessment, that a net environmental gain of the productive capacity of the area will be achieved. In this assessment, a fish habitat biologist shall be required to provide a detailed impact analysis exploring development design and location options for the purpose of clearly demonstrating avoidance of any predicted harmful impacts. Development in areas within 120 metres of fish habitat shall be permitted only where an EIS, which is carried out by a qualified professional in accordance with Section 10.9 of this Plan, has demonstrated that there shall be no negative impact on the habitat or its ecological function. In the case of adjacent lands, the ecological function of the adjacent lands must also be evaluated.

10.3 Water Resources

The Township will protect drinking water sources in accordance with following policies:

- A. Surface and groundwater resources/features/systems will be protected, and wherever possible improved or restored particularly in vulnerable areas. Development will be directed away from sensitive surface or ground water features.
- B. The Township will protect drinking water sources in accordance with MECP's Guideline - Best practices for source water protection.
- C. Proposed developments shall be developed in accordance with MECP policy guideline D-5-4 and D-5-5 and shall ensure that there is no risk of contamination to potable water supply wells and groundwater resources.
- D. All mineral aggregate and mining operations will be developed in a manner that protects groundwater. Studies shall be required for mineral aggregate operations to identify potential negative effects on natural features and ecological functions resulting from mineral aggregate extraction. Hydrogeological studies will also be required to address adverse effects on the quality and/or quantity of groundwater where mineral aggregate extraction is proposed near or below the water table, or on or near a groundwater feature (i.e. recharge area).

10.4 Lake Capacity

No development shall be permitted on the adjacent lands of an at-capacity lake (i.e. lake which has reached its biological capacity) without meeting the criteria established in the Province's Lakeshore Capacity Assessment Handbook. The Township will require a Lakeshore Capacity Assessment where lake capacity has been identified as a concern. Remi Lake, Bonner Lake, Brochet Lake and Charette Lake have additional development capacity, as described below in Section 10.4.B and 10.4.C. At capacity lakes may include lake trout lakes or other inland lakes which do not support lake trout. There are no lakes currently classified as lake trout lakes in

the Township. Should any lake reach their biological carrying capacity in the lifespan of this Plan, the following policies will apply:

- A. On lakes considered 'at-capacity', no new lots may only be created within 300 m of the shores of lakes which have been identified as being at their biological capacity except for the following circumstances:
 - i. To separate existing habitable dwellings each or which is capable of supporting a Class 4 sewage disposal system provided the land use would not change and there would be no net increase in phosphorus loading; or
 - ii. Where all new septic tile fields are located so that they drain into a drainage basin that is not at capacity; or
 - iii. Where all new tile fields would be set back at least 300 linear metres from the shoreline; or
 - iv. Where the natural drainage from the tile field would flow at least 300 metres to the lake; or
 - v. Subject to a development agreement and/or Site Plan Control, where a site specific soils investigation prepared by a qualified professional has been provided confirming that:
 - a) The site where the septic tile bed is to be located, and the region below and 15 metres down gradient of this site, toward the lakeshore or a permanently flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% CaCO₃ equivalent by weight) overburden with acid extractable concentrations of iron and aluminium of >1% equivalent by weight (following Robertson 2005, 2006). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soils chemistry should be taken at a depth adjacent to, or below, the proposed tile bed; and
 - b) An unsaturated zone of at least 1 ½ metres depth exists between the tile bed and the shallow depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soil saturation (e.g., in the spring, following snowbelt, or late fall).
- B. A lake capacity study was completed in 2024 for Remi, Bonner and Brochet Lakes. A lake capacity study for Lac Charette was undertaken in 2021. The policies of this plan are intended to implement the recommendations of the studies. The lake capacity is determined based on the background concentration of phosphorus. If the modeled concentration of phosphorus is 50% higher than the modeled background concentration, then the lake is deemed to be at capacity. While Remi Lake has been found to have the capacity for additional development, the Township will monitor the impacts of development and will provided a report from time-to-time to the Ministry of the Environment, Conservation and Parks. The lake capacity model resulted in the following findings:

- i. Remi lake has a development capacity for approximately 102 lots, Bonner lake has capacity for approximately 8 lots and Brochet lake has capacity for approximately 13 lots. New lot creation shall be monitored by the Township.
 - ii. All development on lots with frontage on Remi Lake, Bonner Lake, Brochet Lake and Lac Charette shall be setback 30 m from the shoreline.
 - iii. Appropriate shoreline management as described in Section 10.5 shall be required for all new development.
 - iv. Proper septic system design and maintenance which aim to reduce the impacts of septic system effluent on water quality is encouraged.
 - v. Any new development along Lac Charette shall be supported by an Erosion and Sediment Control plan to minimize water quality impacts.
- C. The Township uses a Recreational Carrying Capacity approach to managing development surrounding Lac Charette. Recreational carrying capacity considers the number of users that can be accommodated on the surface of a lake while maintaining the recreational amenity of the waterbody. Recreational carrying capacity is based on the principle that the lake functions as a common space. A 'Lakeshore Capacity Assessment for Lac Charette', by Hutchinson Environmental Sciences Ltd., found that Lac Charette is overcrowded from a recreational perspective due to the small lake surface and the number of existing lots, dwelling units and tourist units. The study found that using a development density of 1 lot per 1.62 hectares of lake surface area, Lac Charette has a recreational carrying capacity for the creation of 28 lots, whereas there are 48 permanent, seasonal and vacant lots of record that exist as of the time of writing. The following policies shall apply to proposals for development and redevelopment for properties within 120 metres of Lac Charette.
 - i. A density of one residential unit for every 1.62 hectares net lake surface area and one tourist accommodate unit for every 0.8 hectares of net surface area shall be permitted.
 - ii. For Lac Charette, in order to minimize the impact of development on the recreational carrying capacity of a lake, the Zoning By-law may limit the size of docks and public access to the lake.
 - iii. The Township will encourage voluntary restrictions on the use of powerboats on the lake.

10.5 Shoreline Management

- A. Shorelines provide essential habitat for waterfowl, fish, reptiles, mammals and insects to breed, find protection, move and feed. A healthy shoreline also helps to stabilize banks, filter contaminants from entering the lake, prevents soil erosion and maintains the shoreline aesthetics. Protecting the shoreline is intended to maintain the health of the lake ecosystem and its water quality.
- B. The intent of the Plan is to maintain or restore shorelines to their naturalized conditions as a condition of development or redevelopment.
- C. A development setback shall apply for all buildings, structures and sewage disposal systems of 30 metres, except for shoreline structures such as a boat house, dock or stairway/pathway access. The setback shall be measured as the shortest horizontal

distance from the high-water mark of the adjacent water body or wetland to the main wall of a building or structure or to the soil mantle of the subsurface tile field.

- D. Within the development setback, the shoreline shall be maintained in a naturalized state with a vegetated buffer strip consisting of native trees, shrubs, and herbaceous plants and natural rock outcrops. The vegetated buffer may be interrupted by a narrow corridor providing access to the lake and to permit the installation of shoreline structures. Best management practices will be encouraged such as:
 - i. integrating a pathway into the natural landscape by winding the pathway between and around existing vegetation and topography;
 - ii. utilizing natural materials for the construction of stairways and using wood chips for coverage.
- E. Minor clearing and trimming of vegetation may be permitted to improve a vista or viewscape; however, the clearing should not exceed 25% of the shoreline frontage for a residential property.
- F. Where the naturalized shoreline has been altered through human activity, the Township will require restoration as a condition of the approval of a planning application (e.g. consent, rezoning, minor variance). Restoration will include the planting of healthy native vegetation, slope stabilization and drainage controls designed to minimize the discharge of contaminants into the abutting water body, controlling sediment discharges and erosion and recreating a natural riparian habitat.
- N. Natural shoreline and stream bank vegetative communities provide a variety of water quality and habitat benefits which include, but are not limited to the following:
 - i. uptake of nutrients;
 - ii. the entrapment of nutrients contained in runoff;
 - iii. prevention of shoreline and stream bank erosion; and,
 - iv. the provision of shade and cover for aquatic life.
- G. Docks, and boat slips will be constructed to minimize environmental impacts through the use of environmentally friendly construction materials and techniques (i.e. installation of cantilever, floating or post docks); through construction which creates new fish habitat.
- H. Boat houses will be limited to one storey and shall be non-habitable.
- I. Minor variances will only be granted where the effect is to improve the shoreline ecosystem as a condition of approval. In situations where the natural vegetated buffer will be reduced to accommodate the expansion of an existing building, the replanting of an area equivalent or greater than the area required for the expansion, will be required. The location of the replanting area may be anywhere on the lot; however, preference will be given to the riparian shoreline or other natural features (e.g. wetlands, watercourses). The planting program will be required whether or not there is vegetation in the area where to be occupied by the expansion. The Township may require a landscaping plan prepared by a qualified professional in support of any planting or replanting program.
- J. As a condition of a planning approval triggered by a re-development proposal, the Township may require buildings or structures to be relocated with a greater setback; may require the demolition and removal of buildings and structures; may require the

recycling of building materials, may require the reduction of hardened surfaces and may require the removal or replacement/upgrading of sewage disposal systems. Other Best Management Practices may include:

- i. Locating on-site sewage systems where native soils are deepest, and at the furthest distance possible from the shoreline;
 - ii. Reducing lot grading;
 - iii. Using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
 - iv. Directing roof leaders to rear yard ponding areas, soakaway pits, or to cisterns or rain barrels;
 - v. Sump pumping foundation drains to rear yard ponding areas and infiltration trenches;
 - vi. Revegetating riparian areas;
 - vii. Measures to improve fish habitat;
 - viii. Increasing the setback of all buildings (except boat houses) to 20 m;
 - ix. Increasing the setback of a sewage disposal system to 30 m; and
 - x. Directing the installation of shoreline structures away from Type 1 fish habitat.
- K. In considering applications for waterfront development Council shall ensure that cultural heritage resources both on the shore and in the water are not adversely affected. Council will require satisfactory measures to mitigate any negative impacts on cultural heritage resources.
- L. Site plan control may be used for the development or redevelopment of the shoreline. (See also Section 14.18 Site Plan Control.)

10.6 Lake Management Planning

- A. Lake Management Plans (LMPs) are recognized as an effective tool to identify important local values, environmental features and individual lake characteristics. The Plan encourages the development of LMPs. The Plan recognizes that a number of stakeholders have a role to play in the development of a LMP. A cooperative and coordinated approach amongst property owners, cottage associations, environmental partnerships, agencies and the Township is necessary in the development of a lake management plan. The policy framework of the Plan is intended to help facilitate and implement LMPs for lakes experiencing development pressures within the Township. Priority will be given to LMP's for the following lakes:
- i. Lac Rémi Lake
 - ii. Lac Brochet Lake
 - iii. Lac Charette Lake
 - iv. Lac Bonner Lake
- B. A LMP includes a number of components including:
- i. A lake capacity assessment to determine the carrying capacity for existing and new development and the opportunities to improve or enhance water quality;
 - ii. An inventory of existing and proposed development by type, characteristic of sewage and water services;

- iii. A shoreline capability assessment to determine lands which are suitable for development given such features as slope, vegetation cover, depth of overburden, the presence of sensitive natural heritage features and areas.
 - iv. A resource inventory;
 - v. An assessment of fish habitat;
 - vi. The nature of public access to and use of the lake for aquatic and boating activities;
 - vii. Road access to shoreline development;
 - viii. Flood plain management;
 - ix. Shoreline management principles that provide for appropriate development setbacks and the retention/conservation or restoration of natural features;
 - x. Criteria for septic tank (sewage disposal system) re-inspection;
 - xi. Criteria for controlling conversions of seasonal dwellings to permanent residential, commercial to residential conversions and the use, changes of use, large-scale redevelopments and upgrades to commercial and/or residential properties to the carrying capacity of a water body;
 - xii. Implementation and monitoring in an environment of shared responsibilities by the various stakeholders; and,
 - xiii. Public education.
- C. Lake management plans will be prepared as a partnership initiative with preference being placed on lakes and rivers experiencing development pressures (see 10.6 for priority list).

10.7 Natural Hazards

- A. Natural hazards include:
- i. Hazardous lands adjacent to ravines, river valleys, streams and inland lakes which are impacted by flooding hazards (see Section 10.8 Flood Hazard) and or erosion hazards
 - ii. Hazardous sites such as unstable soils, steep slopes and organic soils.
 - iii. Wildland Fires.
- B. Development shall be directed away from areas of natural hazards and hazardous sites.
- C. Setbacks for buildings and structures from the top-of-bank and water courses which are subject to natural hazards will be established in the Zoning by-law. Studies may be required to establish setbacks and measures to overcome hazards.
- D. Erosion is a natural process affected by water levels, wind, soil type, degree of slope, rainfall, storm events and vegetation. Erosion controls to address erosion hazards on inland lakes may be incorporated as a condition of development to protect, reinstate or improve the littoral functions of the shoreline.
- E. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources. Proponents may be required to undertake a site assessment to determine the presence of hazardous forest

types for wildland fire, as may be indicated by generalized wildland fire hazard information. If development is proceeding where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened.

10.8 Flood and Erosion Hazard

- A. Development located in or adjacent to flood and/or erosion hazards will avoid unacceptable risk to public health or safety or property damage. Development shall be directed to areas outside of hazardous lands along the shoreline of Lac Rémi and on other river, stream and small inland lakes in the Township.
- B. For the purposes of this Plan, the one hundred (100) year flood elevation for Lac Rémi is 227.25 CGD.
- C. Development and site alteration shall not be permitted within a flood hazard, which includes lands located beneath the flood elevation of Remi Lake (227.25 CGD).
- D. Development will not be permitted that will create new hazards or adverse environmental impacts.
- E. Development shall not be permitted to locate in hazardous lands or hazardous sites where the use is:
 - i. An institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools;
 - ii. Essential emergency services such as that provided by fire, police and ambulance stations and electrical substations; and,
 - iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- F. For all construction on properties that may be in an area defined as a flood hazard area, the developer or proponent shall be required to hire an Ontario Land Surveyor (O.L.S.) to provide a survey confirming the flood elevation of the site on the construction drawings.
- G. The Township may use one or more planning tools (see Section 11) to manage or prohibit development on or adjacent to any hazardous lands, hazardous sites or areas subject to a flooding or erosion hazard.
- H. Notwithstanding policy 10.8.C, development and site alteration shall not be permitted within flood hazard lands except for the following, as long as they do not affect flood flows:
 - i. Flood and/or erosion control structures;
 - ii. Passive non-structural uses;
 - iii. Minor additions and/or renovations to existing structures;
 - iv. Minor recreational facilities which, by their nature, must locate near watercourses; or
 - v. Uses such as agriculture, forestry, conservation, wildlife management, and similar activities, provided that no associated buildings and structures are located on the flood plain.
- I. For existing structures within the Flood Plain:

- i. Those structures existing within the Flood Plain on the date of the adoptions of this Plan may be recognized as permitted uses in the implementing Zoning by-law. The improvement, expansion, alteration, and replacement of existing structures lying in a Flood Plain may be permitted by site-specific amendment to the Zoning by-law provided that existing hazards are not aggravated, and the additions are considered to be minor.
- ii. The expansion and replacement of existing structures shall be located in the least flood susceptible area and consist of minor additions and/or renovations to reduce risk to public health and safety.
- iii. For the purpose of this policy, the cumulative gross floor area of all additions/expansions cannot exceed 50% of the flood area of the building or structure as it existed on the adoption date of this Plan. Appropriate flood protection measures will require the approval of the MNR or must be in accordance with MNR Technical Guides (or as amended).

10.9 Environmental Impact Study (EIS)

- A. A preliminary ecological site assessment (ESA) which identifies significant features that may be affected by development may be required prior to development approval, depending on available background information. The ESA, if required, will be used to determine whether an EIS is required.
- B. An EIS will be required for development in or adjacent to natural heritage features. An EIS will evaluate the ecological function of natural heritage features and adjacent lands and assess potential impacts on the features and/or adjacent lands. Development and site alteration is not permitted unless the EIS demonstrates that there will be no negative impacts on the natural features or their ecological functions.
- C. The terms of reference and guidelines for an ESA and/or EIS will be determined by the Township in accordance with the Natural Heritage Reference Manual. Generally, an EIS, when required, will be considered required for a “complete” planning application. Studies will be completed at the expense of the development proponent.
- D. Council may consider reducing an EIS to a scoped study if the proposal is:
 - i. Minor in nature (construction of small accessory buildings or a minor addition to an existing building); or
 - ii. Located in an area where previous municipal studies are sufficient to provide the necessary technical information to assess a proposal; or
 - iii. Located in an area where there is intervening development within the adjacent lands.
- E. An EIS will involve a checklist that can be completed by the proponent in consultation with the Township or other appropriate approval authority.
- F. If the study indicates that there may be potential impacts that warrant greater review, a full EIS shall be prepared.
- G. Where a full site EIS is required, the study must be prepared by a qualified professional with expertise in environmental science. Terms of Reference will be prepared to guide the development of an EIS, and will generally:

- i. Define and assess the nature and the boundaries of any significant features and ecological functions on or adjacent to the site;
- ii. Describe the location, extent, and nature of the proposed development;
- iii. Describe the relationship of adjacent lands to any significant features or ecological functions;
- iv. Assess areas within the development site and in a landscape context supporting ecological function and biodiversity of natural heritage systems;
- v. Outline potential impacts and assess potential negative impacts;
- vi. Include at least one site visit outside the winter months;
- vii. Provide a site description which includes geology, hydrogeology, hydrology and vegetation, aquatic habitat, corridors and linkages;
- viii. Describe any avoidance and/or mitigation measures designed to address impacts and identify residual impacts including timing windows;
- ix. Identify whether the residual impacts, meaning any environmental effect that persists after all proposed avoidance, minimization, and mitigation measures have been successfully implemented are “negative impacts”; and,
- x. Include any other requirements as identified by the Township.

10.10 Provincial Protected Areas

René Brunelle Provincial Park is an important protected area for residents and visitors alike. It is the intent of this Plan to ensure that potential negative impacts of development adjacent to the Provincial Park will be assessed to ensure no negative impacts on the function of the Park, to the satisfaction of the Province. For the purposes of this section, adjacent lands are considered those within 120 metres of the Provincial Park boundary.

10.11 Forestry, Woodlots, and Drainage

- A. Forestry best practices and woodlot management that respect ecological functions are encouraged. Selective cutting and pruning to maintain the health of forests and woodlots is permitted and encouraged. Tree planting and increasing forest cover will be promoted. Clearing of natural environment areas is not permitted. A tree retention/planting plan may be required for subdivisions and site plans and will include measures for protection during construction.
- B. Existing tree lines along property boundaries will be maintained.
- C. Alterations to drainage of natural areas are discouraged and where permitted under the *Drainage Act*, will respect ecological functions and their features. (See also Section 4.4.5 Agriculture for policies on natural areas.)
- D. Development may be conditional on natural environment enhancements such as forest improvements, wetland enhancement, revegetation corridor linkages, distance separation, stewardship agreements, conservation easements, and monitoring.
- E. Setbacks and development standards for development will be set out in the Zoning by-law.

11 MINERAL AGGREGATE RESOURCES

11.1 Introduction

Mineral aggregates are essential to the construction industry for road building and, the production of concrete products for building construction. The *Aggregate Resources Act (ARA)* is the authoritative source with respect to the control and regulation of aggregate operations in Ontario. The Township of Moonbeam has not been designated under the *Aggregate Resources Act*, hence licensing of pit and quarry operations is not required on patented land. Aggregate operations located on Crown lands are authorized by a permit issued by MNR under the ARA. Aggregates are non-renewable natural resources that are expensive to transport. Consequently, the protection of a local supply of aggregates is important for meeting market needs and keeping costs down. The strategy of the plan is to protect aggregates for long-term use while minimizing social conflict and environmental harm.

11.2 Sand and Gravel Resources

A larger esker extending generally north-south following the Chain of Lakes Road in Fauquier and Nansen Townships, created through a glacier meltback is the source of good quality crushable gravel suitable for a wide range of road-building construction materials. Areas of secondary significance are all associated with the existing esker systems. The Secondary areas are considered to be less suitable as aggregate sources because of variable quality limitations. They may however be suitable for wayside operations, or in cases where more preferable material is unavailable for extraction. An estimated 60 million tonnes of aggregate material is available in the esker south of Highway 11.

North of Highway 11 an east-west trending esker that is a branch of the main north-south esker system extends from Bonner Lake to slightly west of Highway 581, south of Rémi Lake. This esker is one of the few deposits that are not buried by a thick till overburden. There is an estimated 20 million tonnes of variable quality sands and gravel in this deposit.

A deposit containing an estimated 3 million tonnes of coarse aggregate and stratified sand lies on the northern extremity of René Brunelle Provincial Park on the Ouellette Road.

Fauquier Township contains two large secondary aggregate deposits. The largest is an ice-contact lacustrine delta deposit located south of Rémi Lake. The material is made up almost entirely of sand and fines as much as 23 m deep.

Sand and gravel resource areas and existing pits and quarries are shown on Schedule 'C' Mineral Aggregate Resources.

11.3 Bedrock Resources

The Kapuskasing area lies in the Superior Province of the Precambrian Shield. Most of the bedrock is made up of biotite-quartz-feldspar gneiss and hornblende-quartz feldspar gneiss which are part of a migmatitic metasedimentary-metavolcanic complex. Granite intrusive rocks make up the second largest rock group while lesser amounts of metasediments, mafic to intermediate metavolcanics and diabase dikes are found in various parts of the area. Quarries

in the area have yielded extractive materials suitable for road construction. There is an estimated 2,345 million tonnes of Type A bedrock available in the Township for extraction. (Source: Aggregate Resources Inventory of the Kapuskasing Area, 1984 Ontario Geological Survey, MNR).

In 2014 there were two pits and one quarry in operation in the Township comprising a combined land area of 39.59 ha [97.8 ac.].

11.4 Definition

Areas of mineral aggregate resource extraction contain geological deposits or formations that yield principally sand, gravel or limestone in commercial quantities. Activities associated with extraction include crushing, screening, washing, stockpiling and asphalt and concrete plants.

11.5 Goal Statement

To identify and protect sand, gravel and limestone deposits of significant quality and quantity for long-term use in a manner that minimizes social and environmental impacts and land use conflicts with adjacent land uses.

11.6 Zoning

New mineral aggregate operations and associated accessory land uses (e.g. processing, bulk storage) must be zoned to a mineral aggregate resources zone before extraction can occur.

11.7 Protection of Mineral Aggregate Resource Lands

- A. The Mineral Aggregate Resources Constraint Overlay on Land Use Schedule 'C' Mineral Aggregate Resources includes existing pits and quarries and mineral aggregate resources, and bedrock resources intended to be protected by this Plan for the long term. Aggregate resources and aggregate extraction shall be protected from development that may preclude or hinder their extraction or expansion of continued use, and the resources shall be utilized in accordance with proper controls.
- B. Other land uses, including the creation of residential lots, that would preclude or hinder the establishment of new operations or access to the resource are not permitted unless:
 - i. the resource use would not be feasible;
 - ii. the proposed land use or development serves a greater long-term public interest; and,
 - iii. issues of public health, public safety and environmental impact are addressed.

11.8 New Operations

- A. The proponent shall pre-consult with the Township and complete the necessary studies in support of an application for an official plan and Zoning by-law amendment. The scope of studies may include:
 - i. Land use compatibility;
 - ii. Heritage Impact Assessment;
 - iii. Archaeological Assessment;
 - iv. Natural Environment Level Study;
 - v. Noise and Vibration Study;

- vi. Blast Impact Study;
 - vii. Air quality and dust control;
 - viii. Traffic Impact;
 - ix. Hydrogeological;
 - x. Drainage and Stormwater Management Study;
 - xi. Haulage Routes; and,
 - xii. Adaptive mitigation, contingency and rehabilitation plan.
- B. On-site industrial uses will be subject to land use compatibility requirements. (Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D-1 and D-6 for technical studies associated with determining land use compatibility.)
- C. The proponent will provide a detailed site plan that illustrates all on-site natural features, buildings, structures, storage of topsoil and overburden, mitigation features associated with land use compatibility, the sequence and direction of progressive rehabilitation and the details of final rehabilitation through the preparation of a comprehensive rehabilitation plan taking into consideration surrounding land use and approved land use designations. New operations include expansions of an existing operation where the lands are not zoned for mineral aggregate resources.
- D. In areas adjacent to (500 metres of bedrock resources and 300 metres of sand and gravel resources) or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to mineral aggregate resources shall only be permitted where a study is undertaken to justify that the mineral aggregate resource use would not be feasible, or that the proposed development or land use serves a greater long-term public interest and that issues of public health, public safety and environmental impact are addressed.
- E. The Township may enact/enforce a pits and quarries control by-law under the enabling authority of the *Municipal Act* and/or execute any agreements required including site plan control to govern the on-site and off-site operations of a mineral aggregate operation including any requirements for rehabilitation, buffering, monitoring, hours-of-operation, truck haulage routes, and air-quality/dust control.

11.9 Incompatible Uses

Established mineral aggregate operations and potential mineral aggregate resource areas will be protected by directing incompatible uses away from the resource. Agriculture and natural environment are compatible uses which may locate on or near mineral aggregate resources, not including buildings or structures.

11.10 Compatibility

All mineral aggregate operations will minimize conflict and maximize compatibility with adjacent land uses through separation distances which are adequate to prevent adverse effects from occurring between sensitive land uses and mineral aggregate operations. Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D-1 and D-6 for technical studies associated with determining land use compatibility.

The protection of natural areas and existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise control. These measures may be implemented through such means as site plan control, site alteration by-laws and development agreements.

11.11 Rehabilitation

Mineral aggregate resource sites on agricultural land must be progressively rehabilitated including lands used for agriculture. Land rehabilitated for agriculture may be used for agriculture or natural environment. Complete rehabilitation to agriculture is not required where a substantial quantity of aggregate lies below the water table or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible or other alternative locations for new operations have been considered and found unsuitable. Rehabilitation shall include measures to mitigate negative impacts to the best extent possible. Mineral aggregate resource lands may be rezoned where the lands have been rehabilitated.

Comprehensive rehabilitation will be encouraged in areas of the township where there is a concentration or several abutting mineral aggregate operations or operations in close proximity to each other.

11.12 Wayside Operations

Wayside pits and wayside quarries for public authority contracts will be permitted without an amendment to this Plan or the Zoning by-law except in areas of existing development, in the Settlement Areas or areas of particular environmental sensitivity which have been determined to be incompatible with mineral aggregate extraction and associated activities. An archaeological assessment or a heritage impact assessment may be required to comply with Sections 13.5 through 13.13 of this Plan where deemed to be required. [Licensed Pits and Quarries operations](#) within the Township can be located through the online mapping tool provided by MNRF.

11.13 Portable Asphalt and Portable Concrete Plants

Portable asphalt and portable concrete plants are a permitted use in the Mineral Aggregate Resources designation, and shall be permitted elsewhere without an amendment to this Plan or the Zoning by-law except in areas of existing development, in a Settlement Area or areas of particular environmental sensitivity which have been determined to be incompatible with their operation.

11.14 Zoning

The Zoning by-law shall set out the requirements for mineral aggregate resource uses and may distinguish pit and quarry operations.

11.15 Recycling

Mineral aggregate resource conservation shall be undertaken, including through the use of accessory recycling facilities within operations, wherever feasible.

12 MINING

12.1 Introduction

Mining was the genesis for development of many communities in Northern Ontario. The geology of the area is dominated by metamorphic rocks of medium to high degree of metamorphism. Highly metamorphosed rocks are found near the southern boundary of Fauquier Township, which are truncated by a north-northeast trending fault. The fault is the north extension of the Saganash fault zone which borders the Kapuskasing Cataclastic Zone (KCZ), a zone of deep crustal rocks thrust to the surface.

The Ministry of Energy and Mines have determined that the whole of the Township of Moonbeam is considered to have moderate mineral potential. Recent discoveries, like the Borden Lake Gold Deposit, have demonstrated that it is possible to find economic commodities in rocks like those beneath the Planning Area.

Mineral potential for the Township of Moonbeam overall is considered to be moderate and with isolated areas having a higher mineral potential shown in the shaded areas on Schedule 'C' Minera Aggregate Resource.

12.2 Definition

Areas of mineral potential contain mineral deposits that may have sufficient quantity and quality to warrant present or future mining. Activities associated with mining include six stages; 1) consultation 2) exploration; 3) evaluation; 4) development; 5) production; and 6) closure. The operations stage includes activities such as soil and overburden removal; blasting; mineral extraction, processing; tailings disposal and management; monitoring of air, wastewater and solid waste materials; construction of or modifications to existing infrastructure.

12.3 Goal Statement

To identify and protect areas of mineral potential for long-term use.

12.4 Land Use Designations

This Plan is not intended to prevent exploration activities where they are in compliance with the *Mining Act*.

Mining is a permitted use in the Rural and Agricultural Areas. A zoning by-law amendment will be required for a new mineral mining operation prior to the development stage of the mine. Following the rehabilitation of a mining operation the lands shall be re-designated and re-zoned.

12.5 Protection of Mining Resource Lands

Although the Township is considered to have moderate Mineral Potential by the Ministry of Energy and Mines, the ratings are not considered to be provincially significant; consequently, the policies of this section of the Plan will apply should exploration activity demonstrate the presence of significant mineral potential and/or the development of a mineral mining operation.

The development of mining operations are encouraged. This Plan will work to protect this resource from development or activities that would preclude or hinder its use or which would be incompatible for reasons of public health, public safety and environmental impact.

- A. Other land uses, including the creation of residential lots, that would preclude or hinder the establishment of new operations or access to the resource are not permitted unless:
 - i. the resource use would not be feasible;
 - ii. the proposed land use or development serves a greater long-term public interest; and,
 - iii. issues of public health, public safety and environmental impact are addressed.

12.6 New Mining Operations

- A. The proponent shall pre-consult with the Township and complete the necessary studies in support of an application for an official plan and Zoning by-law amendment. The proponent shall provide information on compliance with the requirements of the *Mining Act*, the *Environmental Protection Act* and other related approvals as a prerequisite to determining the needs for other land use related studies. The scope of studies may include:
 - i. Land use compatibility
 - ii. Heritage Impact Assessment
 - iii. Archaeological Assessment
 - iv. Natural Environment Level Study and/or Environmental Impact Study
 - v. Noise and Vibration
 - vi. Blast Impact Study
 - vii. Air quality and dust control
 - viii. Traffic Impact
 - ix. Hydrogeological
 - x. Drainage and Stormwater Management
 - xi. Haulage Routes
 - xii. Adaptive mitigation, contingency and rehabilitation plan
- B. On-site industrial uses related to mineral mining operations will be subject to land use compatibility requirements.

Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.

- C. Development and activities which would preclude or hinder the establishment of new operations or access to areas of mineral potential or on adjacent lands shall only be permitted where a study is undertaken to justify that mining would not be feasible, or that the proposed development or land use serves a greater long-term public interest and that issues of public health, public safety and environmental impact are addressed.

12.7 Incompatible Uses

Potential mining operations will be protected by directing incompatible uses and sensitive land uses away from the resource. Agriculture and natural environment are compatible uses which may locate on or near extractive resources, not including buildings or structures.

12.8 Compatibility

All mining operations will minimize conflict and maximize compatibility with adjacent land uses through separation distances which are adequate to prevent adverse effects from occurring between sensitive uses and mineral mining operations. The protection of natural areas and existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise control. These measures may be implemented through such means as site plan control, and site alteration by-laws where not otherwise governed by the *Mining Act*.

Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.

12.9 Rehabilitation

Mining operations will be permitted provided that the lands are rehabilitated. Mining lands may be redesignated to another land use where the lands have been rehabilitated through fulfillment of a closure plan subject to *O. Regulation 240/00 subsection 12 (2) (f)*.

- A. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.
- B. Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.
- C. Mine hazards shall be rehabilitated under the requirements of Part VII of the *Mining Act* and *O. Regulation 240/00, Schedule 1 of the Mine Rehabilitation Code of Ontario* and Section 14.22.2 of this Plan.

12.10 Zoning

The Zoning by-law will set out the requirements for Mining uses.

13 CULTURAL HERITAGE

13.1 Introduction

Moonbeam's landscape has been changed by both European settlement over the past century with the arrival of the railroad, as well as by Indigenous peoples including the Moose Cree First Nation who have occupied and used the land for many centuries. Places, artefacts, burial grounds, buildings and other structures remain to remind us of the people who once inhabited the area and how they lived. In Moonbeam, a heritage site may take the form of an archaeological site, historic buildings and structures, burial sites and cemeteries, sacred sites, heritage laneways and significant cultural landscapes. Such resources should be recognized for the important contribution they make to our understanding of the history of a place, an event or a people.

The small town of Moonbeam got its name from old-time resident pioneers who often saw flashing lights which they called "moonbeams" falling from the sky near creeks and lakes. A stream flowing on the west side of Strickland bears the name Moonbeam Creek, which flows into Moonbeam's Rémi Lake. Northern lights also often accompanied these moon rays. However, there are no official documents that prove the origin of Moonbeam.

Moonbeam also means "a ray of beam from the moon". After traveling many miles through the dark forest by train, early travelers were struck by the brilliance of the moon on the snow from the natural clearing as they approached Moonbeam.

The intent of the policies of this Plan is to conserve and protect the cultural heritage of the Township.

13.2 Definition

Cultural heritage resources include built heritage resources, cultural heritage landscapes, archaeological resources (both terrestrial and marine).

13.3 Goal Statement

To manage the Township's cultural heritage through policies and processes that serve to identify, recognize, document, protect, rescue and conserve these resources.

13.4 Cultural Heritage Resources

- A. Cultural heritage resources will be conserved through the development review process and under the *Ontario Heritage Act*.
- B. Provincial screening criteria to evaluate potential for archaeological resources, marine archaeological resources, built heritage, and cultural heritage landscapes will be completed and submitted by proponents.
- C. Council will require technical cultural heritage studies (e.g., archaeological assessment, heritage impact assessment and/or conservation plan) be prepared by a qualified professional whenever a proposed development has the potential to impact an area of cultural heritage potential or an identified cultural heritage resource.

- D. The Township, with the advice of the Ministry of Citizenship and Multiculturalism, may establish an archaeological management plan and/or a cultural heritage master plan.
- E. The Township will celebrate heritage as part of strategies and plans for tourism and local celebrations.
- F. In accordance with Section 27 of the *Ontario Heritage Act*, The Township Clerk will maintain a municipal register of properties designated under Part 4 and Part 5 of the *Ontario Heritage Act*. The Register may include non-designated properties considered by Council to be of cultural heritage value or interest and where the property meets the criteria.

13.5 Municipal Heritage Advisory Committee

- A. Council may establish a Municipal Heritage Advisory Committee, pursuant to Section 28 of the *Ontario Heritage Act*, to advise and assist with Parts IV and U of the *Ontario Heritage Act*.

13.6 Designation of Cultural Heritage Sites

The Township may designate identified cultural heritage sites under the *Ontario Heritage Act*.

13.7 Human Remains

When development has the potential to impact a known or suspected cemetery or burial site, council shall require an archaeological assessment by a licensed consultant archaeologist. The Ministry of Citizenship and Multiculturalism, the Ministry of Public and Business Services Delivery and Procurement - Register of Cemeteries, the OPP and Indigenous Community will be contacted where human remains or an unmarked burial site or cemetery is discovered. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply.

13.8 Archaeological Resources

Council recognizes that there may be archaeological (terrestrial and/or marine) sites or areas of archaeological potential in the municipality. Council shall require archaeological assessments to be carried out by consultant archaeologist licensed under the *Ontario Heritage Act*, to support any development proposal affecting areas containing an archaeological site or considered to have archaeological potential. Development and site alteration will be permitted on lands containing archaeological resources have been assessed, documented, and conserved. Any alterations to known archaeological sites will only be performed by licensed archeologists. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Where existing or potential archaeological resources involve sites or burial grounds related to Moose Cree First Nation within the Township limits, Moose Cree First Nation must be consulted regarding the manner in which those resources and features are to be addressed.

13.9 Marine Archaeological Resources

The Township will require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* where development or site alteration has the potential to impact marine archaeological resources or areas of marine archaeological potential, including remains of ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value.

13.10 Protected Heritage Property

Development and site alteration may be permitted on adjacent lands to a protected heritage property where a heritage impact assessment prepared by a qualified professional has evaluated the impacts and demonstrates that the heritage attributes of the protected heritage property will be conserved.

13.11 Implementation Tools

Measures to implement the cultural heritage policies of this Plan include:

- A. Establishing a heritage zone category in the implementing Zoning by-law pursuant to Section 34 (1) 3.3 of the *Planning Act*.
- B. Designating built heritage resources and cultural heritage landscapes under the applicable components of Part 4 and Part 5 of the *Ontario Heritage Act*.
- C. The Township may identify and designate one or more Heritage Conservation Districts in accordance with Part V of the *Ontario Heritage Act*, based on the completion of a heritage conservation district study and the adoption of a heritage conservation district plan by by-law. An area may be considered as a Heritage Conservation District where it demonstrates the following:
 - i. A concentration of cultural heritage resources, including buildings, properties, streets, landscapes, or open spaces, that collectively contribute to the area's cultural heritage value or interest, whether or not individual properties are designated under Part IV of the *Ontario Heritage Act*;
 - ii. A distinctive character or physical integrity that distinguishes the area from its surroundings and reflect an identifiable theme, style, or period in the historical development of the Township, such as a town centre, waterfront, lakeshore area or established residential neighbourhood;
 - iii. A clearly defined geographic boundary that encompasses the cultural heritage value or interest the area and supports the effective application of heritage conservation policies and guidelines;
 - iv. The presence of identified heritage attributes that contribute to the district's overall significance, including built form, landscape features, spatial relationships, and archaeological resources;
 - a) Demonstrated associations with historical themes, events, or patterns of development that contribute to the understanding of the history of the Township of Moonbeam; and

- b) Evaluation and recommendation through a Heritage Conservation District Study, which may be informed by the Municipal Heritage Advisory Committee and other relevant stakeholders.
- D. Applying site plan control to ensure that new development is compatible and does adversely impact heritage resources.
- E. Incorporating heritage conservation through the preparation of a community improvement plan (per Section 28 of the *Planning Act*).
- F. Partnering with organizations and senior levels of government in conserving cultural heritage resources. Examples could include grants or loans for repairs or restoration of protected heritage properties.
- G. Supporting the reduction of waste construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock.
- H. Approving energy retrofits of built heritage resources without impacting the resource's cultural heritage value or interest.
- I. Ensuring that public works projects and other municipal initiatives comply with the cultural heritage policies of this Plan as a condition of approval.

13.12 Municipal Cultural Plan

The Township recognizes the contributions that cultural industries make to the culture, lifestyles and economic well-being of the Township.

- A. Vision of the Municipal Cultural Plan
 - i. Moonbeam: A northern hub of cultural excellence and diversity in a pristine natural setting.

Moonbeam is a thriving community that values culture as a pillar of its economic and social well-being. Our culture is fundamental to our shared identity, which is grounded in the rich histories, traditions, and languages of our multicultural community. Moonbeam is recognized for the beauty of its natural setting, and our residents are known for their inclusiveness, generosity, and hospitality. We celebrate and support local artists, cultural organizations, and creative entrepreneurs; all of whom work collaboratively to strengthen and promote Moonbeam as a cultural hub within northern Ontario. Our culture is our pride, and is essential to our current and future prosperity.

- B. Strategic Actions
 - i. The Township will initiate strategic directions to implement the municipal cultural plan including:
 - a) Recognize the value of culture in supporting a high quality of life;
 - b) Increase the cultural profile of Moonbeam;
 - c) Leverage culture to promote economic development;
 - d) Embrace cultural and linguistic diversity;
 - e) Support collaboration within the cultural sector;

f) To build an inclusive community that recognizes the diversity of the cultural, ethnic and social makeup and respects the values embedded in *Ontario Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

C. The municipal cultural plan will be used as a tool in guiding the actions and programs that will implement the strategic directions set out in the cultural plan.

13.13 Other Facilities

The intent of the Plan is to recognize the importance of other cultural facilities such as museums, trails, and cultural venues for preserving and maintaining the continued understanding of local history.

14 IMPLEMENTATION

14.1 Introduction

The Official Plan may be implemented through the application of a variety of procedures and legislative tools under the *Planning Act*, the *Municipal Act* and other provincial and federal legislation. This Section of the Plan describes those tools and procedures that Council and approval authorities may use to implement this Plan.

14.2 Planning Applications

- A. The types of planning applications that may be filed with the Township include: [Section of the *Planning Act* shown in (parenthesis)]
- i. Official Plan Amendment (22)
 - ii. Zoning by-law Amendment (34)
 - iii. Community Planning Permit (70.2.1)
 - iv. Holding By-law/removal of Holding symbol (36)
 - v. Temporary Use By-law (39)
 - vi. Site Plan Control (41)
 - vii. Minor Variance/Permission of extension/expansion, change of non-conforming use (45)
 - viii. Consent (53)
 - ix. Plan of Subdivision (51)
- B. Prior to filing an application, applicants are strongly encouraged to meet with the Township to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation etc.)

14.3 Complete Applications

The Township may require the applicant to submit any of the following supporting studies, information and material in accordance with the policies of this Plan and/or accepted professional standards and/or guidelines, as part of a complete application under the *Planning Act*. Where a policy requires the submission of technical studies, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Council may authorize a qualified professional to peer review such studies and provide advice to Council at the applicant's expense.

Type of Study	Description
Functional Servicing Report	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
Geotechnical Report	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.

Type of Study	Description
Hydrogeological Report	Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.
Planning Justification Report	Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
Transportation Impact Study	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.
Aggregate/ Minerals/ Petroleum Resource Impact Assessment	Protects residents from adverse effects of activities and protects significant resources from development that would preclude or hinder access to these resources, ensuring compliance with applicable legislation/regulations and consistency with applicable policies.
Agricultural Impact Assessment	Identifies and evaluates potential impacts of non-agricultural development on agricultural operations and the Agricultural System, and recommends ways to avoid, minimize, or mitigate adverse impacts.
Air Quality/Odour Study	Assesses potential adverse effects to human health and the natural environment from any odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects .
Arborist Report	Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction, ensuring consistency with provincial policies and municipal policies and by-laws.
Archaeological Assessment	Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located within or adjacent to a known or potential archaeological site.
Contaminant Management Plan	Demonstrates the safety measures that will be included in proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the <i>Clean Water Act</i> , 2006) in order to help prevent contamination of groundwater or surface water.
Cultural Heritage Impact Assessment	Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans.
Economic Viability Assessment	Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas, and identifies measures to avoid, minimize, or mitigate these

Type of Study	Description
	impacts in conformity with applicable legislation and consistent with provincial policies.
Electromagnetic Field Management Plan	Demonstrates how development proposals within or abutting a hydro corridor will manage and minimize exposure to electromagnetic fields, conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection of public health and safety.
Financial Impact Analysis	For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, to inform planning for capital infrastructure development or improvement to support growth.
Human-Made Hazard Impact Study/ Assessment	Assesses potential human-made hazards (e.g. mine hazards, oil, gas and salt hazards; former mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies.
Impact Assessment for Waste Disposal Sites / Former Landfill Sites	Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill site, and identifies avoidance, mitigation or remediation measures to address those potential adverse effects and impacts.
Land Use Compatibility Study	Assesses potential adverse effects of a proposed major facility on adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include an assessment of the potential negative impacts to the long-term operational and economic viability of major facilities associated with a proposed development in proximity to major facilities, and identify ways to avoid, minimize or mitigate these potential impacts.
Minimum Distance Separation Formulae Assessment	Minimizes land use conflicts in agricultural areas by establishing setback distances between livestock facilities and surrounding residential land uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies.
Natural Hazard Impact Study / Assessment	Assesses potential natural hazards impacting the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies.

Type of Study	Description
Noise/Vibration Study	Assesses potential noise and vibration impacts from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies.
Servicing Options Report	Evaluates the proximity of municipal and communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewage and water services in an official plan, reviews environmental and site constraints and impacts, evaluates servicing options to serve the proposed development, and provides the rationale for a recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies.
Wildland Fire Assessment	Determines hazardous forest types and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards.

14.4 Public Engagement

- A. The Township will strive to provide the community with adequate notice of development applications and statutory public meetings as required by the *Planning Act*. The Township shall meet the public notice requirements outlined by the *Planning Act* in terms of specified timeframes and required information.
- B. The Township will strive to provide ongoing, meaningful and diverse opportunities and venues for the public to engage with and provide input on a variety of municipal matters, in addition to the minimum statutory requirements prescribed in the *Planning Act* or other applicable legislation.

14.5 Indigenous Engagement

- A. The Township of Moonbeam acknowledges the importance of working with Indigenous communities and learning from each other will continue to work on these relations.
- B. As appropriate, the Township will consult with Indigenous communities on *Planning Act* applications, as directed by the *Planning Act* and all relevant regulations.

14.6 Building Code Act

All construction shall comply with the relevant provisions of the *Building Code Act*. Despite the provisions of Section 8 of the *Act*, sewage disposal systems shall be set back from the shoreline of a lake or water body the required distance set out in the Zoning by-law.

14.7 Property Standards

The Township may enact and enforce a property standards by-law to ensure a high standard of development, maintenance, improvement and occupancy of residential and non-residential properties in the Township.

14.8 Development Charges Act

This Official Plan is to be considered as a statement of intent of Council to carry out or authorize to be carried out, various public works which may be subject to a development charge.

14.9 Amendments to the Official Plan (Sections 17 and 22, Planning Act)

Amendments to this Plan may be initiated by application or by Council in compliance with the requirements of the *Planning Act* for changes to the substance of the policies of the Plan or for a change in a land use designation.

14.10 Public Works (Section 24, Planning Act)

Public works may only be undertaken where they comply with this Plan. Public works which do not comply shall be governed by Section 24 of the *Planning Act*.

14.11 Acquisition of Land (Section 25, Planning Act)

Council may acquire land for any purpose set out in this Plan and may lease or otherwise dispose of such lands where no longer required.

14.12 Community Improvement (Section 28, Planning Act)

The entire Township of Moonbeam shall be considered a Community Improvement Area.

Council may designate by by-law the whole or any part of the Township as a community improvement project area for the purposes of undertaking community improvement (e.g. repair, replacement, upgrading infrastructure and public service facilities, improving waterfront areas, repairing, retrofitting, rehabilitating, and constructing buildings, facilitating the delivery of affordable housing, rehabilitating brownfield sites, improving or rehabilitating built heritage resources). Community improvement will provide measures for barrier-free design and for improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.

After designating a community improvement project area, Council may prepare a community project area, Council may prepare a community improvement plan that provides incentives under the *Planning Act* to encourage and facilitate community improvement (e.g. loans, grants) and the redevelopment of brownfields.

Council may acquire, lease or dispose of land for community improvement purposes.

14.13 Zoning by-law (Section 34, Planning Act)

Council will pass a Zoning by-law to establish zone standards to regulate the use of land, buildings and structures throughout the Township.

14.14 Community Planning Permit (Section 70.2.1, Planning Act)

Council may, at an appropriate time, choose to enact a By-law to implement the Provincial Community Planning Permit System, relating to the streamlining of zoning by-law amendments, minor variances and site plan control.

14.15 Holding By-law (Section 36, Planning Act)

A holding symbol may be used in the Zoning by-law in connection with any land use zone, in accordance with Section 36 of the *Planning Act*. The Zoning by-law will allow existing uses to continue in areas covered by the holding symbol and will specify the uses to be permitted, where the principle of development or land use has been established, at such time as the holding symbol is removed by amendment to the by-law. A holding zone may be used to defer development until specified conditions have been met (e.g. to provide adequate infrastructure and public service facilities, to remediate or rehabilitate contaminated or hazardous sites, to limit the use of land in order to achieve the phasing or timing of development, to complete required studies, to ensure that conditions of development or other agreements have been met and to secure financial requirements).

14.16 Interim Control By-laws (Section 38, Planning Act)

Where Council determines that the policies of this Plan do not provide adequate direction for potential development, an interim control by-law may be passed in accordance with Section 38 of the *Planning Act*, provided that a resolution setting out the terms of reference for a study or review has been previously adopted.

14.17 Temporary Use By-laws (Section 39, Planning Act)

An amendment to the Zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the Zoning by-law, in accordance with Section 39 of the *Planning Act*. A temporary use by-law shall be deemed to conform to this Plan, and an amendment to this Plan is not required for a temporary use.

14.18 Site Plan Control (Section 41, Planning Act)

The entirety of the Township of Moonbeam is designated for Site Plan Control pursuant to the *Planning Act*. Site Plan Control may be used in accordance with the Township's Site Plan Control By-law, and may address any of the matters set out in Section 41 of the *Planning Act* and O.Reg 254/23, as amended from time to time.

14.19 Parkland Dedication (Section 42, Planning Act)

- A. As a condition of development or redevelopment, Council may, subject to passing a by-law, require the conveyance of 2 per cent of the land proposed for commercial or industrial development or 5 per cent for all other uses or the cash-in-lieu equivalent and the conveyance shall be for park or other public recreational purposes.
- B. The decision of whether to accept a parkland dedication or the alternative cash-in-lieu shall be based on the need to acquire as much parkland as required in the area to meet a variety of needs. These funds shall then be placed in a park reserve fund to be applied

toward the purchase of other parkland or to improve and maintain existing parks. Cash-in-lieu of land may be requested by the Township Council in the following situations:

- i. Where there is a public park in the area which is adequate for existing and future population;
 - ii. Where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland;
 - iii. Where the required dedication of land would render the remainder of the site unsuitable or impractical for development; and/or
 - iv. Where the Township is undertaking broader land acquisition strategies for larger parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.
- C. Parkland dedication or cash-in-lieu may be used for the development of the Township's recreational trail networks.
- D. The Township is not obliged to accept unsuitable land for park purposes (e.g. hazardous sites, sensitive sites).

14.20 Non-Conforming Uses (Sections 44 and 45, Planning Act)

A non-conforming use is a use of land that lawfully existed on the date of adoption of any Zoning by-law passed under the *Planning Act*; has continued uninterrupted (or where interrupted, there has been a reasonable attempt to continue the use during the period of discontinuance) and does not conform with the uses permitted in the zone(s) which apply to the subject lands. A non-conforming use may be extended, enlarged or changed to a similar or more compatible use under Section 34(10) or 45(2) of the *Planning Act*, provided that:

- A. It is not reasonable or feasible to cease or relocate the use;
- B. Any incompatibility with surrounding land uses are not aggravated;
- C. Surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
- D. Adequate infrastructure, access and parking are provided;
- E. Natural and human-made hazards are addressed, and
- F. Development details may be regulated by a development agreement.
- G. Nothing in this Plan shall prevent the reconstruction of a legal non-conforming use which is inadvertently destroyed by a natural cause (e.g. fire, flood, earthquake, subsidence), provided the building is reconstructed on the same building footprint. Council will, however, encourage buildings to be relocated outside of a flood hazard constraint area.

14.21 Land Division, Part-Lot Control and Deeming (Sections 50-53, Planning Act)

14.21.1 Plans of Subdivision and Condominium

Applications for approval of a draft plan of subdivision or condominium will be considered on the basis of the underlying land use designation and the associated policies of this Plan. The approval authority will deal with applications for draft plan approval in accordance with the

relevant provisions of the *Planning Act* and the Provincial Planning Statement. Applications that do not conform to the policies of this Plan will not be approved by the approval authority

- A. Council shall provide input on municipal conditions of approval for plans of subdivision and condominium;
- B. Prior to approval of an application for plan of subdivision or condominium, the Township will confirm the availability of adequate servicing infrastructure and allocation, waste management, roads/access, and other amenities in accordance with the policies of this Plan.
- C. Lots within a plan of subdivision will either have frontage on a public road or a private road as part of a common element plan of condominium to the satisfaction of the Town. Plans of condominium will have access to a public road maintained on a year-round basis or have legal access granted over an existing private road; however, it is recognized that development within the condominium plan may occur on common element private roads.
- D. Where a plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that lots back onto the provincial highway and front onto a local internal street.
- E. Plans of subdivision or condominium will be appropriately phased to ensure orderly and staged development.
- F. All plans of subdivision or condominium will be subject to a subdivision or development agreement, as the case may be, between the Town and the development proponent.
- G. The Township may adopt standards for the development, design, servicing, roads, financing, and other conditions under the subdivision agreement.
- H. Parkland dedication will be provided pursuant to Section 14.19 of this Plan. Land to be dedicated for park purposes must be acceptable to the Township. Under no circumstances will the Township be obligated to accept parklands being offered in a proposed plan of subdivision.
- I. In approving a draft plan of subdivision, it may be required that the approval lapses at the expiration of a specified time period, being not less than 3 years. The approval time period may be extended, prior to its expiration in accordance with provisions of the *Planning Act*.
- J. The Township may consider passing a by-law under the provisions of the *Planning Act* to deem registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access, or undesirable location, not to be registered.
- K. The proposed development will be serviced in accordance with the policies of Section 5.3.

14.21.2 Consents

The following policies apply to lot creation by consent:

- A. A consent shall only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, and is consistent with the Provincial Planning Statement.

- B. The consent will generally not result in the creation of more than three new lots in a settlement area or two new lots outside the settlement area on a lot that existed on March 31, 2016, and it does not necessitate the creation of a new municipal road, or the extension of municipal services.
- C. The minimum lot size for new lots outside of the settlement area on the basis of individual on-site sewage and water services shall be 1 hectare, unless a Hydrogeological Report is submitted which determines that soil conditions are suitable for the long term provision of individual on-site water and sewage services with no negative impacts.
- D. Council shall provide input on municipal conditions of approval for consents.
- E. The proposed lot and retained lot shall have frontage and access on to an opened and maintained public road or have private road access in compliance with the policies of this Plan.
- F. MTO's policy is to allow only one highway entrance for each lot of record fronting onto a provincial highway. MTO will not allow backlots to create a second entrance on the highway. MTO will not support a consent to separate a home-based business from a residential use which would result in separate entrances for the business and residential parcels.
- G. Lots will not be created which would create a traffic hazard due to limited sight lines on curves or grades.
- H. The lot area and frontage of both the lot to be retained and the lot to be severed will be adequate for existing and proposed uses and will allow for the development of a use which is compatible with adjacent uses by providing for sufficient setbacks from neighbouring uses and, where required, the provision of appropriate buffering.
- I. The proposed lot(s) will not restrict the development of other parcels of land, particularly the provision of access to allow the development of remnant parcels in the interior of a block of land.
- J. The proposed development will be serviced in accordance with the policies of Section 5.3
- K. The parkland dedication policies of Section 14.19 will apply.

14.21.2.1 Consents in the Agricultural Area

- A. Notwithstanding the lot creation policies in Section 14.21.2 of this Plan, lot creation in the Agricultural Area designation is limited to the following:
- B. An agricultural use having a minimum lot area of 40 hectares.
- C. Notwithstanding the 40 hectare minimum lot area, smaller farm parcels may be considered if the owner can demonstrate that:
- D. Both the severed and retained lots will be used for agriculture, and similar sized lots in the Township are unavailable for the intended use;
- E. The size of the severed and retained lots are suitable for the type of agriculture proposed for each lot; and,
- F. The lot size is suitable for agricultural uses common in the area and are flexible to accommodate future changes in the farming operation.
- G. A lot for an agricultural-related use provided:
- H. The use is not suitable for locating in a settlement area;

- I. The lot for the proposed agriculture-related use has an a lot area of generally no more than 2 hectares. A planning report is required if a larger area is needed, up to a maximum of 4 hectares; and,
- J. The severed and retained parcels are viable for their intended uses.
- K. A non-farm lot for an existing residence that is surplus to a farming operation due to consolidation, subject to the following criteria:
- L. The owner of the lands to be severed is a bona-fide farmer. A bona-fide farmer must:
 - i. Own and farm the lands on which the surplus dwelling is to be severed from;
 - ii. Own and farm other lands; and
 - iii. Own a residence elsewhere, or reside as a tenant elsewhere, therefore rendering the residence on the subject farm surplus to their needs.
- M. A bona-fide farmer may include a limited company, a sole proprietorship, an incorporated company, numbered company, partnership, non-profit or similar ownership form;
- N. The lot containing the surplus farm dwelling must be limited in area, and will only be a sufficient size to accommodate a residence surplus to the farming operation, accessory buildings (where including accessory buildings would not result in an overly large lot), a well and a sewage disposal system, while ensuring as little land as possible is removed from agricultural production. The size of the severed farm surplus lot should be between 0.4 and 0.8 hectares;
- O. The remnant agricultural lands will be re-zoned to prohibit future construction of any residential dwellings, when consolidated with adjacent farmlands;
- P. MDS 1 formulae shall be met for the proposed severed lot if there are livestock facilities or anaerobic digesters on the retained farmlands. MDS 1 does not apply to existing barns on separately held parcels; and,
- Q. The existing surplus dwelling must be habitable at the time of application.
- R. Consents may be permitted for legal or technical matters, including easements, deed corrections, or minor boundary changes that maintain the minimum lot requirements of the Plan, provided no new lot is created.

14.21.2.2 Consents in the Mineral Aggregate Resources and Mining Area

- A. For lands designated Mineral Aggregate Resources or Mining Area on the Land Use Schedules, consents for conveyance may be granted with the following policies:
- B. All consents must conform to the general requirements for land division of Section 14.21 of this Plan.
- C. Consents may be granted for mineral aggregate operations subject to general conformity with the agriculture policies for the remaining parcel.
- D. Consents may be granted for title correction and for minor lot adjustments.

14.21.3 Technical Consents

- A. Despite the above, consent may be granted in addition to the consent policies outlined above for a technical severance as follows:
- i. To correct lot boundaries;
 - ii. To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used;
 - iii. To correct title to the land;
 - iv. Where the effect of the consent does not create an additional lot;
 - v. To permit an easement; or
 - vi. To permit a consent for municipal or other public purposes.

14.22 Land Use Compatibility

Noise, vibration, odour, and other contaminants resulting from certain uses can impact adjacent land uses and the residents, businesses, and visitors of the Planning Area. Managing these adverse effects is important to ensuring the health and well-being of residents and the compatibility of neighbouring uses so as not to create conflicts.

In reviewing any development application, Council shall be satisfied that the proposed use will be, or can be made to be, compatible with surrounding uses in accordance with MECP guidelines.

- A. Influence areas and minimum separation distances between industrial land uses and sensitive land uses will be determined in accordance with MECP Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses. Proponents may be required to provide supporting technical studies, prepared by qualified individuals in accordance with MECP guidelines, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures.
- B. In the absence of technical studies, prepared according to MECP Guideline D-6 which identify an actual influence area, the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be:
- i. Class I Industries: 70 metres.
 - ii. Class II Industries: 300 metres.
 - iii. Class III Industries: 1,000 metres.
- C. With the support of technical studies, prepared under MECP Guideline D-6, the following minimum separation distances in accordance with MECP guidelines shall apply between industrial uses and residential or other sensitive land uses:
- i. Class I Industries: 20 metres.
 - ii. Class II Industries: 70 metres.
 - iii. Class III Industries: 300 metres.
- D. Where residential or other sensitive land uses are proposed in proximity to aggregate operations or lands zoned to permit future aggregate operations, the standards for Class III Industries shall apply.

- E. Separation distances between sensitive land uses and sewage treatment facilities shall be measured in accordance with MECP Guideline D-2.
- F. New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with MDS Formulae, as amended from time to time.
- G. Separation distances or appropriate remedial measures use will be established in the Zoning By-law or through development approval processes.
- H. For any proposed residential development or other sensitive land use, such as hospitals and nursing homes, in close proximity to a major source of noise, vibration, or emissions, such as a provincial highway, an airport, a railway or aggregate operation, or where a development which could be a major source of noise proposes to locate in close proximity to existing residential development or other sensitive land use, the proponent may be required to conduct a noise, vibration, emissions study, or other technical study. The study shall be prepared in accordance with Provincial guidelines, including MECP Environmental Noise Guideline NPC-300 or its successors, satisfactory to the Planning Board. The recommendations may be incorporated into a development agreement.
- I. Development proposals for uses that involve the storage or processing of hazardous materials must demonstrate, to the satisfaction of the Township, that they will comply with all relevant Provincial and/or Federal regulations.
- J. Development proposals shall be developed in accordance with MECP policy guideline D-5-4 and shall ensure that there is no risk of contamination to potable water supply wells and groundwater resources.
- K. Proponents of industrial development shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also be given to the extent to which increased site plan requirements can reduce the potential impacts.
- L. Hydrogeological studies shall be required for proposed industrial developments involving storage and disposal of contaminant to the ground, to determine the subsurface conditions and, where necessary, implement appropriate remediation and monitoring program.

14.22.1 Human-Made Hazards

The intent of this Plan is to protect people and property from human-made hazards such as contaminated sites, waste disposal sites, mine hazards, and non-compatible land uses.

- A. 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.
- B. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

- C. Information from the Ministry of Energy and Mines indicates that there are no identified mine hazards in the Township, however, this does not preclude the identification of unknown sites or sites that might be created in the future and in all cases, development will be protected from any mine hazard.

14.22.2 Mine Hazards

The Township will consult with the Ministry of Energy and Mines' Regional Land Use Geologist regarding the nature of the mine hazard and any rehabilitation or remediation measures that may be required under the *Mining Act*. Lands identified as having a mine hazard shall be rehabilitated in compliance with the Rehabilitation Code regulation (240/00, Schedule 1) under the *Mining Act* prior to any development or redevelopment. A mine hazard rehabilitation report shall be submitted to the Township as a condition of development or redevelopment. Lands within 1 km of a mine hazard shall be evaluated for their safety for construction (development) and if necessary, a mine hazard rehabilitation report shall be prepared.

14.22.3 Contaminated Lands

- A. Lands identified as contaminated or potentially contaminated shall be evaluated and where required, (i.e. particularly a change in land use to a sensitive land use) shall be remediated in compliance with O. Reg. 153/04 and Ministry of the Environment, Conservation and Parks Guideline "Records of Site Condition - A Guide on Site Assessment, the Clean-Up of Brownfield Sites", such that the site is suitable for the intended future use.
- B. Mandatory filing of a Record of Site Condition on the Registry is required for any change to a more sensitive land use such as a change of use from industrial to residential or parkland or to any other use prescribed by O. Reg 153/04. The applicant shall provide the Township with a Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition (RSC) and an affidavit from a qualified professional acknowledging that the Township may rely on the statement in the RSC prior to the granting of any development approvals by the Township or approval authority.
- C. Where a gasoline station site is being redeveloped to a more sensitive land use, the Township will require a clearance letter from the Technical Standards and Safety Authority (TSSA).
- D. The Township may use the tools available to it under the *Planning Act* to ensure that a site is suitable for its intended use prior to a change of use. These include, but are not limited to, Holding By-laws, Provisional Consent and Draft Plan of Subdivision Approval Conditions.
- E. Reuse of excess soils is encouraged in accordance with the requirements of O.Reg. 406/19 under the *Environmental Protection Act*.

14.23 Accessory Uses

Accessory uses to any permitted main use shall be permitted subject to meeting the relevant policies of the land use designation in which they are proposed.

14.24 Lots of Record

Lots of record are legally created parcels or tracts of land that can legally be conveyed. For the purposes of this Plan, lots of record are deemed to include lots or blocks on a registered plan of subdivision and parcels created by consent. Lots of record which are vacant and which existed on the date of adoption of this Plan may be used for building purposes provided that the lot fronts on a public road, or an existing private road, and provided that the lot complies with the policies of the underlying land use designation, the lot complies with the Zoning by-law and the lot is or can be adequately serviced. Development shall be prohibited or restricted on lots which are significantly undersized for the proposed use.

14.25 Crown land

Crown lands are managed by the Ministry of Natural Resources (MNR) under the *Public Lands Act*.