

Community Profile

Township of Terrace Bay Official Plan Review



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Township of Terrace Bay Community Profile

1 Introduction

The creation of an Official Plan is an opportunity for elected officials, the public and the private sector to consider the policy framework for directing future growth and development in the municipality. The *Planning Act* prescribes the contents of an official plan as a document that contains the goals, objectives and policies established to manage and direct physical change in the municipality and the effects of change on the social, economic and natural environment. The first step in developing a new official plan is the preparation of a background document. The Community Profile for Terrace Bay is a background document intended to provide the basis for creating a policy framework for guiding growth and development in Terrace Bay over the next 20 years. The Community Profile brings together a wide variety of information on the history, population, employment and housing characteristics, land use patterns, natural resource potential and development opportunities and constraints within the Township. As a reference document, the Community Profile will assist Council, and stakeholders from the public or private sectors to gain an understanding of the land use planning, economic and social factors that will influence decisions on the management of land use and the stewardship of the natural environment.

An official plan must be consistent with the Provincial Policy Statement and must comply with provincial plans such as the Growth plan for Northern Ontario. Consequently, the Community Profile is also intended to address these provincial interests in formulating new policies.

Terrace Bay is endowed with the benefits of a full service urban community that has adequate reserve municipal infrastructure capacity and the land base to accommodate new growth. The Township will build on past investments and continue the theme of orderly growth and the wise stewardship of both the natural resource base and the natural environment. The scenic but rugged landscape of this northern Ontario community along the shore of Lake Superior is an intrinsic attribute to the community's unrealized potential for tourism while sustaining a highly livable all-season community.

1.1 Historical Overview

Pre-European settlement of the area dates to the Shield Archaic culture, a pre-historic semi-nomadic aboriginal people (5000 .C.). About 500 B.C. the Laurel peoples dominated this area and were replaced by the Blackduck culture c. 1000 A.D. More recently, the area has been occupied by Ojibway. Terrace Bay lies between the modern aboriginal communities of Pays Plat and Pic-Heron Bay.

Terrace Bay was originally called Black Pit and Black Siding apparently due to the nature of material extracted from a CPR ballast pit for track construction and maintenance. The name was changed to better reflect the geographic landform of the community characterized by a series of landward terraces on the north shore of Lake Superior which were formed during the last ice age. While the CPR rail line was built through the area in 1883, the genesis of today's community is the forest industry. Logging in the area

began with a shipment of pulpwood by the Pigeon Timber Company in 1891 while the Abitibi Power and Pulp operated in the area as early as 1927; however, Kimberly Clark formerly the LongLac Pulp and Paper Company was the first to establish a mill in 1946, the year the first residence was built in Terrace Bay. The importance of natural resources in the area was also reflected in the development of Aguasabon River Generating Station, also in 1946, a project which flooded Jay Lake and Big Duck Creek to create Hayes Lake, a 680 hectare headpond for the hydroelectric generating station. Construction was completed in 1948 with an annual power generation of 288 gigawatts.

Kimberly Clark continued to grow its pulpwood operation over the decades with a major expansion in 1974 from 385 air-dry metric tons (ADMT) to 1,136 ADMT. At the operations peak the mill employed over 350 people.

On September 1, 1947 Terrace Bay was granted status as an Improvement District and was elevated to a municipality on July 1, 1959. A year later Highway 17, the Sault Ste. Marie to Lakehead link of the Trans-Canada Highway was completed connecting Terrace Bay to the provincial highway network. Terrace Bay, a community of 12,673 km² in land area is comprised of a mainland area and the Slate Islands archipelago which sits off shore in Lake Superior. The islands were once logged but are now classified as a Natural Environment Provincial Park. This 6,570 ha park consists of series of volcanic where woodland caribou still roam. The municipality has 322 km of mainland shoreline and 354 km of island shoreline.

The original townsite of Terrace Bay was developed by Kimberly Clark and as a one-industry town. The company built and owned much of the real estate and infrastructure in the early years. Aside from some limited multiple unit housing, the company has sold off its urban real estate holdings; however, the successor company, Aditya Birla Group owns much of the undeveloped lands surrounding the townsite and is in the throes of divesting these lands.

With the economic circumstances of the forest products industry in northern Ontario, Kimberly Clark closed the mill in 2009. The mill was purchased in July 2012 by the Aditya Birla Group from India who are presently converting the pulpwood process to a liquid pulp to be used for textile production. The new owner has rehired the staff of the former mill. In the interim period, the Township sought to revitalize the economic base through key initiatives such as the revitalization of the downtown, rebranding its image with the construction of a lighthouse, initiating a waterfront redevelopment scheme and converting a former school to a cultural centre.

The community's history largely reflects a resource-based economy. Development has been built primarily around a dependence on the forest products industry. A sustainable future presents a challenge for Terrace Bay in continuing to position itself to both respond to the vagaries of international resource markets and at the same time create new opportunities to diversify its economic base. A sustainable future, like the past will also depend on maintaining a high quality living environment for residents characterized by good housing and community services for a diverse age group and economic mix.

1.2 Population, Employment and Housing

The economic circumstances of the early 2000's has generated a population decline of roughly 10% (2006-2011) from 1,625, to 1,471. Historically the community has experienced a fluctuation in population from steady growth over the 1940's to 1960's (1,443-2,013) a decline in the 70's to 1,860 (1976) a resurgence to a peak of 2,710 in 1986 and a subsequent decline over the last 25 years to 1,471 in 2011. Further decline has been forestalled by the reopening of the mill and the rehiring of the staff laid off in 2009.

Population change is expected to be influenced by three factors;

1. An influx of employment-related persons required to operate the mill and replace retirement aged staff;
2. Retention of retirement-aged staff in the community; and
3. An influx of employment-related population in the service commercial and service-industry sector required to provide services to industry, tourism and the resident population.

Figure 1: Location of Terrace Bay



1.3 Setting

The Township of Terrace Bay is located in the District of Thunder Bay on the Trans-Canada Highway corridor between Thunder Bay and Sault Ste. Marie on the north shore of Lake Superior. Terrace Bay is made up of a small urban community with a large rural area with limited development pressures including the Slate Islands in Lake Superior. The economic mainstay of the region is increasingly associated with the lumber industry and increasingly tourism.

1.4 Planning Environment

Terrace Bay has an Official Plan which provides a blueprint for how development is to occur in the Township. The specific development standards in the Township's Zoning By-law are intended to implement the vision, goals and policies in the Official Plan.

The Township of Terrace Bay has had a lengthy history of land use Planning. The current official plan dates to 1992 while the corresponding zoning by-law dates to 1985. An update to the current official plan was initiated in 2004 but was suspended with the closure and subsequent acquisition and \$250 million conversion of the forest products mill by the Aditya Birla Group. An economic resurgence in the community has triggered the need to identify opportunities for new housing spawned by projected population and employment growth. The new Plan will build on the successes of a recently revitalized downtown, the cultural centre and the stability brought about by the forest products industry.

A new Official Plan is an opportunity to build off of recent local initiatives such as the downtown revitalization and improvements to the waterfront and is also an opportunity to ensure that decisions are consistent with Provincial legislation and the Provincial Policy Statement, 2005. Therefore this report sets the policy basis for an entirely new Official Plan for Terrace Bay. A new Official Plan will set the policy framework and the goals and objectives to guide new growth and development in the Township over the next 20 years. In addition, it will provide authority for the drafting of a new Zoning By-law. While the Official Plan will be new, it will borrow from the old Official Plan to help ensure that the new Plan continues to capture the spirit of past land use planning decisions.

1.5 Goals and Objectives of the Planning Program

The goal of the planning program is to update the Official Plan to reflect the needs of residents of Terrace Bay over the next twenty years and to ensure that it is consistent with the Provincial Policy Statement. Objectives of the planning program are as follows:

- To ensure that the information base upon which policies are drafted is thorough and well-analysed;
- To be consistent with the 2005 Provincial Policy Statement or successor thereto, as issued under Section 3 of the *Planning Act*, as it would apply in the Township. Specifically:
 - To develop a strong community in which the focus of growth is directed toward the serviced Settlement Area in a way that efficiently uses land;
 - To protect sensitive land uses from incompatible development;
 - To restrict development in the Rural Area of the Township to that which maintains the rural character of the Town;
 - To maintain a sufficient mix of land uses within the urban settlement area to meet future needs, including residential, employment, parks and open spaces, and infrastructure and public service facilities;
 - To protect natural heritage features from development which would negatively impact such features;
 - To protect natural resource extraction activities from development or land use activities which would preclude or hinder the continuation of extraction activities.
- To ensure that the elements of the natural environment are conserved for their resource value (e.g., Lake Superior, wetlands, wildlife, fish habitat, inland lakes, etc.);

- To plan for the wise utilization of the area's natural resources including minerals, aggregates, wetlands and forested areas;
- To optimize the use of infrastructure in planning for the growth and development of settlement areas;
- To incorporate economic initiatives of the community as an integral component of the Official Plan;
- To provide measures for conservation, particularly through water and waste management and recycling;
- To ensure that settlement areas do not occur where they may be threatened by unstable slopes or floodplain areas;
- To ensure an adequate level of public consultation in the drafting of policies;
- To review existing policies to ensure land development approval practices are environmentally sound;
- To consider ways of dealing with non-conforming land uses whether grandfathered or illegal;
- To provide for an enhanced level of involvement by Ministries and other agencies whose interests may be affected within the planning area; and
- To propose a mapping program appropriate to the community's needs and resources.

1.6 Information on the Community Profile

The Community Profile is made of background information from a wide range of sources. The following list represents some of the information used in putting together a Community Profile such as this:

- The existing 1999 Official Plan for the Township of Terrace Bay;
- Statistics Canada: Censuses from 2006 and 2011 (population, housing, employment, etc.)
- Township of Terrace Bay: Building permits, consents, infrastructure, facilities, fire services, water and sewer, input on improvements needed to Official Plan;
- Ministry of Natural Resources (MNR): natural heritage features and areas, aggregate resources, lake trout lakes, and other policy recommendations;
- Ministry of Transportation (MTO): Highway traffic data and policy recommendations
- Ministry of Northern Development and Mines (MNDM): Mineral resource mapping, mineral extraction activities, mine hazards, and policy recommendations;
- Ministry of the Environment (MOE): Environmental guidelines, policies and recommendations
- Ministry of Tourism, Culture and Sport (MTC): Cultural heritage protection policies and guidelines
- Other: historical sources such as the Town's website, and input from local residents and municipal staff.

2 Population, Demographics and Housing

2.1 Existing Situation

The population of Terrace Bay has experienced a decline in population over

the past two decades. In 1991 the population stood at 2,477 while in 2011 the population was 1,471, a decline of 40.6% (-12.1% per census period on average). This represents a loss of 1,006 persons or 50.3 persons per year. Between 2006 and 2011 the population declined at a slower rate than it did in the previous intercensal period (2001-2006) as shown on Table 1 (-16.7%). The slowdown in the population decline is partially due

to the reopening of the lumber mill in 2012. As shown on Figure 2, the demographics of other regional municipalities are similar to those in Terrace Bay in terms of experiencing population declines between 2006 and 2011. Exceptions to this rule include Pic River First Nation and the Town of Schreiber. The overall pattern of population decline is consistent with that of Thunder Bay District as a whole which declined in population by -2.0% between 2006 and 2011. As indicated, the recent purchase of the local lumber mill by Aditya Birla has resulted in positive economic prospects and has increased the likelihood of a turnaround in population flows.

Table 1: Population Change

Population Change		
	Population	% Change
1991	2,477	
1996	2,324	-6.2%
2001	1,950	-16.1%
2006	1,625	-16.7%
2011	1,471	-9.5%

Figure 2: Regional Demographic Changes 2006-2011¹



Table 2: Demographics

2.2 Demographics

In terms of demographics, Table 2: Demographics demonstrates that Terrace Bay's population in 2011 had a lower percentage of youth and young children (0-19 years of age) than the Province as a whole (18.58% compared to 23.69%). Terrace Bay also had a significantly lower proportion of population between the ages of 20 and 54 than the Province as a whole (42.85% compared to 49.02%). Meanwhile, Terrace Bay has a higher proportion of persons aged 55 and higher (36.43%) than the Province as a whole (27.30%)².

Age	Terrace Bay Ontario	
	Total%	Total%
0 to 4 years	2.86%	5.48%
5 to 9 years	2.86%	5.55%
10 to 14 years	5.00%	5.94%
15 to 19 years	7.86%	6.72%
20 to 24 years	5.71%	6.64%
25 to 29 years	3.57%	6.34%
30 to 34 years	5.00%	6.23%
35 to 39 years	3.57%	6.57%
40 to 44 years	5.00%	7.19%
45 to 49 years	10.00%	8.22%
50 to 54 years	10.00%	7.83%
55 to 59 years	10.71%	6.73%
60 to 64 years	7.86%	5.96%
65 to 69 years	6.43%	4.38%
70 to 74 years	4.29%	3.43%
75 to 79 years	3.57%	2.77%
80 to 84 years	2.14%	2.11%
85 years and over	1.43%	1.92%

¹ Statistics Canada, *Census Profile, 2011 Terrace Bay, Ontario*. 2012. Accessed July 30, 2013 from <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

² Ibid

Figure 3: Percentages in Demographic Cohorts, 2001-2011

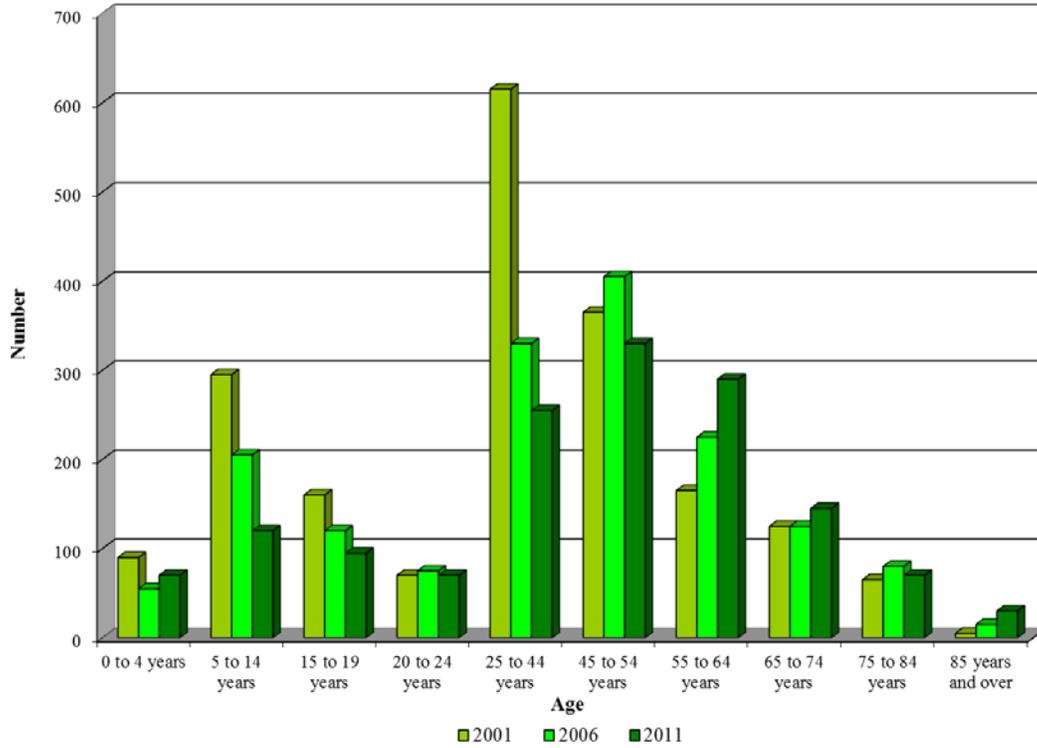


Table 3: Comparing Age Cohorts, 2001-2011

	2001			2006			2011		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Total - All Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
0 to 4 years	4.6%	4.6%	4.6%	3.4%	3.2%	3.6%	4.7%	4.7%	4.8%
5 to 14 years	15.1%	14.3%	16.0%	12.6%	12.1%	11.9%	8.1%	8.1%	8.3%
15 to 19 years	8.2%	8.2%	7.7%	7.4%	7.6%	7.7%	6.4%	6.0%	6.9%
20 to 24 years	3.6%	4.1%	3.6%	4.6%	3.8%	5.4%	4.7%	4.7%	4.8%
25 to 44 years	31.5%	31.1%	31.4%	20.3%	17.2%	20.8%	17.3%	18.1%	15.9%
45 to 54 years	18.7%	18.9%	18.0%	24.9%	26.8%	22.6%	22.4%	21.5%	22.8%
55 to 64 years	8.5%	9.7%	7.7%	13.8%	15.9%	11.9%	19.7%	20.8%	18.6%
65 to 74 years	6.4%	6.1%	6.7%	7.7%	7.6%	7.7%	9.8%	10.7%	12.4%
75 to 84 years	3.3%	2.6%	4.1%	4.9%	3.8%	5.4%	4.7%	4.0%	5.5%
85 years and over	0.3%	0.0%	1.0%	0.9%	0.0%	1.8%	2.0%	50.0%	2.1%
Median age of the population	39.7	40.5	38.8	45.6	46.3	44.8	49.6	50.0	49.2
% of population aged 15 and over	80.3	81.1	79.4	84.3	84.1	84.4	86.7	87.3	86.6

Figure 3 shows the growth and decline of particular age cohorts over the past three census periods between 2001 and 2011. Figure 3 and Table 2 demonstrate that the population of Terrace Bay is not replacing itself. Together, Figure 3, Table 2 and Table 3 show that between 2001 and 2011, the population between 0 and 44 years of age has declined from 63.1% of the population in 2001 to making up 41.4% of the population in 2006. Meanwhile, the percentage of those above 45 has risen from 37.2% to 58.6% in the same period. The population in the “working age” (25 years of age to 65 years of age) is also lower than in the past, while there has been an increase in “baby-boomers” in the cohort of 45-64 year olds. The median age of the population has risen from 39.7 years of age in 2001 to 49.6 years of age in 2011. Trends show that many youth migrate to larger centres in search of education and later for employment opportunities once they reach adulthood. Terrace Bay benefits from a return of some of these former residents upon reaching retirement age, as well as the benefit of the many people who live in work in Terrace Bay and who decide to stay here upon retirement. Increased economic activity at the mill may result in an influx of working age and younger families although this potential is not fully reflected in the 2011 census.

We note that population trends in Terrace Bay are reasonably characteristic of many small urban communities across rural and Northern Ontario. To counter these trends, municipalities such as Terrace Bay need to be creative in how they market their communities to take advantage of the positive attributes of life in Terrace Bay, including stunning natural beauty, an affordable cost of living, a friendly and neighbourly atmosphere and an abundance of outdoor recreational activities. These features are especially critical in attracting retiring baby boomers to Terrace Bay. Also, the refurbishment and reopening of the mill has created a difficulty in projecting future population based simply on past trends since it is likely to slow down or reverse the trend of a population decline that is visible in the tables above. New economic activity and development focusing on the tourist industry is a key opportunity for Terrace Bay. The Official Plan will need to ensure that enough land is set aside to provide for new housing options when needed.

2.3 Building Activity

The last residential dwelling constructed in Terrace Bay was in the 1980s.

2.4 Subdivision and Consent Activity

There has been no consent or subdivision activity in Terrace Bay over the past 25 years. As indicated above, we expect this to change as existing vacant building lots are developed.

2.5 Population Projections

As indicated above, past population trends indicate a declining and ageing population. However, renewed investment in the pulp mill by Abitya Birla Group is slowly turning the trends toward positive population growth as evidenced in increased school enrollment and a housing shortage. Changes in the composition of housing due to an increased seniors population is also expected to result in an increased demand for smaller and senior-friendly residential units. The following tables illustrate the various population projection scenarios proposed for Terrace Bay.

Table 4: Population Projections by Age Group - Thunder Bay District³

Year	0-19	%	20-54	%	55-64	%	65+	%	
2011	32,320	21.3	72,050	47.6	22,200	14.7	24,880	16.4	151,450
2014	30,530	20.1	69,800	46.0	23,730	15.7	27,520	18.2	151,580
2019	29,180	19.4	64,120	42.7	24,720	16.5	32,240	21.4	150,260
2024	28,930	19.2	61,160	40.5	22,260	14.7	38,570	25.5	150,920
2029	28,720	19.1	58,970	39.2	18,820	12.5	43,850	29.2	150,360
2034	28,050	18.8	57,920	38.8	16,830	11.2	46,240	31.2	149,040

Table 5: Terrace Bay Population Growth based on Ministry of Finance Scenario⁴

Year	0-19	%	20-54	%	55-64	%	65+	%	Total
2011	314	21.3	702	47.6	217	14.7	242	16.4	1475
2014	296	20.1	679	46	232	15.7	268	18.2	1475
2019	284	19.4	625	42.7	241	16.5	313	21.4	1463
2024	282	19.2	595	40.5	216	14.7	374	25.5	1467
2029	279	19.1	573	39.2	182	12.5	427	29.2	1461
2034	272	18.8	562	38.8	162	11.2	452	31.2	1448

Table 6: Terrace Bay Population Growth of 5 Persons/annum (rate of growth 0.00847%)

Year	0-19	%	20-54	%	55-64	%	65+	%	Total
2011	314	21.3	702	47.6	217	14.7	242	16.4	1475
2014	298	20.1	684	46.0	233	15.7	270	18.2	1485
2019	308	19.4	678	42.7	262	16.5	340	21.4	1588
2024	324	19.2	684	40.5	248	14.7	431	25.5	1687
2029	342	19.1	702	39.2	224	12.5	523	29.2	1791
2034	356	18.8	734	38.8	212	11.2	591	31.2	1893

³ Meridian Planning Consultants, 2013

⁴ Ontario Ministry of Finance. *Ontario Population Projections Update 2012-2036* (Toronto: Queen's Printer for Ontario, 2013).

Table 7: Terrace Bay Population Growth Based on New Employment Growth of 10 Persons/annum (rate of growth 0.0169%)

Year	0-19	%	20-54	%	55-64	%	65+	%	Total
2011	314	21.3	702	47.6	217	14.7	242	16.4	1475
2014	298	20.1	684	46.0	233	15.7	270	18.2	1485
2019	327	19.4	721	42.7	279	16.5	361	21.4	1688
2024	363	19.2	766	40.5	278	14.7	482	25.5	1889
2029	400	19.1	820	39.2	262	12.5	611	29.2	2093
2034	431	18.8	890	38.8	257	11.2	716	31.2	2294

Table 4 sets out the projected population for the District of Thunder Bay based on the Ontario Ministry of Finance population projections. Provincial projections anticipate a gradual decline in the population from 151,450 to 149,040 (2011-2034). Consistent with trends elsewhere in the Province, the projections reflect an ageing population where those over 65 years of age will increase from 16.4% to 31.2% of the population. The working age population (20-54) is also expected to decline from 47.6% to 38.8% of the population.

Table 5 applies the projections for the District of Thunder Bay to the Township of Terrace Bay. Under this scenario, the population is also expected to decline over the next twenty year period (2014-2034) from 1,475 to 1,448. Despite a decline in the population, the seniors population is expected to grow from 242 to 452 during this same period. Also, the working age population is projected to decline from 702 to 562.

Table 6 and Table 7 represent a reversal of the trends illustrated in Table 4 and Table 5. Both figures are based on projected economic growth generated by the mill and an increase in population-serving jobs. Population-serving jobs consist of jobs at businesses serving the local market such as retail, food service, personal service, education, health care and professional jobs. Employment growth has been projected on the basis of the existing inventory of employment lands and their development over the planning period of twenty years. The existing inventory consists of industrial lands (4 acres); highway commercial lands (12.65 ac), general commercial lands (0.4 acres) and golf course lands (2 acres). The existing inventory totals 18.5 acres or 7.84 hectares. Employment growth is projected at 25 jobs per net hectare or 187 jobs. Assuming that 75% of the jobs are population-serving related employment, and that one job corresponds to an increase of five (5) persons in the population, 140 jobs will create a population increase of 701. Assuming that 25% of the jobs are created at an activity rate of 1 job for 2.5 persons, this will generate an additional population of 117. Development of the existing inventory of employment lands is expected to create a total population increase of up to 818 over the twenty year period (2014-2034). The projected population increase represents a substantial change over existing trends. For this reason, two scenarios are recommended for consideration. Table 6 represents a more modest increase or 50% of the potential population increase arising from employment growth. Under this scenario, the population is expected to grow from 1,485 to 1,893 over the twenty year period (2014-2034) or approximately 20 persons per annum. Table 6, similar to Figures 4 and 5, uses the same age cohort projections. Consequently the projected population will experience both an increase in the seniors population and a contraction in the working age population. The seniors population is expected to increase from 242 to 591 while the working age population is expected to increase from 702 to 734, although the latter represents a contraction from 47.6% to 38.8% of the overall population.

Table 7 reflects full employment growth based on the current inventory of employment lands. Under this population scenario the Township's population will increase by 818 (2014-2034) while experiencing comparable demographic trends (i.e., ageing population and contraction of the working age population).

Of the three population scenarios presented above, Table 6 represents the preferred scenario for planning purposes, projecting a population of 1,893 in 2034. Table 6 does represent a significant shift from current population trends but is a reasonable scenario given the stabilizing impact of the mill operation and the potential for modest employment growth. This scenario is also consistent with the findings of the housing study which anticipates a population growth of 384 (2011-2023) for the Terrace Bay region (i.e., Terrace Bay plus surrounding area)⁵ versus 409 for the Township (2011-2034) projected above. While this trend is preferred, the Township should carefully monitor population and employment growth during the five-year review of the Plan.

2.6 Household Characteristics and Housing

Population and employment growth will have a corresponding impact on the demand for new housing in the community. The demand for housing will also be influenced by a changing demographic (i.e., ageing population) and the socioeconomic status of the population (i.e., demand for upscale housing). The Provincial Policy Statement requires municipalities to plan for a range of types and densities of housing to meet all socioeconomic and growth needs of the community. Housing needs will be met through a combination of intensification and greenfield development designed to meet the needs for both permanent and seasonal housing.

There has been no growth in housing in Terrace Bay over the past 25 years. However, according to a recent housing study, there has been a growth in young families in recent years in the community, evidenced by an increase in enrollment in local schools and day care facilities. There is also a perception of a housing shortage in the community. This suggests some influx and change is already occurring. Local real estate prices have risen as much as 30% in the past two years.

According to the 2011 census there are 822 private dwellings in Terrace Bay with 675 that are occupied by usual residents. Of the 675, 600 are single detached dwellings (88%).

Approximately 18% of the Township's population is seasonal, which results in a population increase of 360 persons during the summer. According to staff and a draft Housing Study, there has been some influx of seasonal residents moving to Terrace Bay on a permanent basis which is in line with the trend of retirees seeking to reside in smaller centres like Terrace Bay where they may have resided seasonally during working years⁶.

According to the housing study, the Terrace Bay area (including Schreiber) expects either a population of 2,980 or 3,126 by 2023 under a stable versus a moderate growth population scenario. Based on this, there

⁵ Meridian Planning Consultants, *Terrace Bay Housing Needs Study - DRAFT*. (Meridian Planning Consultants: Barrie, 2013).

⁶ Ibid

is a gap between accommodations that exist and the demand (based on an average household size of 2.1 persons) of 244 and 314 housing units using a stable versus a moderate growth scenario by 2023. It is important to note here that 80% of this regional housing growth would occur in Terrace Bay. As shown on Table 8, the data parameters from the housing study have been extrapolated to fit the planning program's twenty year planning horizon resulting in a 2034 housing gap of 410 or 554 residential units in the Township (stable population growth versus moderate population growth scenarios).

Table 8: Housing Requirements

	Stability Scenario	Moderate Growth Scenario
Projected Population 2023	2,980	3,126
Average Household Size	2.1	2.1
Expected Households, 2023	1,419	1,523
Required Housing Units, 2023	1,419	1,523
<i>Required Housing Units, 2034 (Region)</i>	<i>1,687</i>	<i>1,864</i>
<i>Required Housing Units, 2034 (Terrace Bay)</i>	<i>1,350</i>	<i>1,491</i>
Current Housing Stock	1,175	1,175
Accommodation Supply Gap, 2023 (Region)	244	314
<i>Accommodation Supply Gap, 2034 (Region)</i>	<i>512</i>	<i>693</i>
<i>Accommodation Supply Gap (Terrace Bay - 2034 - 80% of Regional Demand)</i>	<i>410</i>	<i>554</i>
Average Demand Per Year, Region	24	31
<i>Average Demand Per Year (Terrace Bay - 80%)</i>	<i>19</i>	<i>25</i>

The housing study suggests an allocation of housing unit types based on the projected housing numbers combined with demographic and economic trends. Table 9 below extrapolates the same data using the twenty year planning horizon of the Official Plan (2014-2034).

Table 9: Suggested Housing Allocations

Type of Housing	Rationale	Suggested Range of Units ⁷	Suggested Range per Year
Senior's housing	20-25% of all new units should be developed as affordable senior's housing (a complex with assisted living options)	78-112	4-6
Affordable	20-25% of new units should be affordable to	78-112	4-6

⁷ Based on a doubling of numbers from Housing Study to reflect 2014-2034 timeline.

Housing	medium and lower income households		
Moderate-price detached homes	40-50% of new homes should be single-detached dwellings	156-224	8-11
Higher end 'executive' homes	10-15% of new homes developed should be in this category	40-68	2-3
TOTAL		390-450	20-23

Regional housing trends include that first time homebuyers are seeking more affordable multiple-unit living environments. It is therefore important that a component of the housing in Terrace Bay should be oriented toward this market. Also, a trend toward smaller housing as represented by a smaller average household size (from 2.54 persons per household in 2001 to 2.21 persons per household in 2011) means that more smaller unit housing will be required even if the population remained the same.

A survey undertaken as part of the housing study also indicates a demand for a senior's facility to be developed in the community. The facility should be affordable and assisted with support services. The study notes that 30% of survey respondents noted this demand. Also, the seniors moving into such a facility would free up a large number of existing single-family dwellings for newcomers and younger families in the community.

Affordable housing is another need in the community. Some employers have indicated that there are employees who have been staying in commercial accommodations at long-term rates because they are unable to find rental housing. Demand is expected to increase in the future for this type of housing. Section 1.4.3 of the PPS requires planning authorities to provide an appropriate range of housing types and densities to meet projected requirements, including establishing and implementing minimum targets for the provision of affordable housing (housing that is affordable to low and moderate income households). According to a housing requirements study undertaken for the Township, at least 20-25% of new housing units should be affordable to low and moderate income households.

Modern, energy-efficient single-detached dwellings are another major need in the community with 53% of survey respondents reporting this demand.

Lastly there was also a need indicated for more expensive 'higher end' homes. Provision can be made for these through the waterfront development plans. Approximately 10% of survey respondents noted this need although it should not be seen as unimportant. This segment of housing, especially if combined with waterfront or water view attributes, will help market Terrace Bay as a desirable community to which to relocate. In general, this market of housing is for single-detached houses above 1,800 ft², have 3 plus bedrooms, lot sizes of at least ¼ acre, and are typically \$250,000 and above.

The study concludes that the most pressing need of the housing types illustrated above is for new seniors' and affordable housing. Given that the private sector is less interested in this type of housing, some incentives, grants or subsidies may be required for such housing to be developed. The Official Plan can provide for the removal of planning and building fees for housing that fits these needs. The Official Plan

can ensure that affordable and seniors housing are amongst the scope of community improvement initiatives that can be undertaken.

In terms of locations for potential housing development, the housing study illustrates different parts of the community where the above housing demands can be met. This aspect of the study is discussed in greater detail in the following section.

2.7 Land Supply

The Provincial Policy Statement requires that sufficient land be made available to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for growth and development for a time horizon of up to twenty years. The municipality has identified a land base which will accommodate the projected residential development and also meet the needs for commercial and industrial development for the period 2014-2034. The Plan also designates lands which have the ability to accommodate residential growth for at least 10 years through residential intensification and redevelopment, and which are designated and available for residential growth. The Plan also maintains lands with servicing capacity to provide a three year supply of residential units through residential intensification and redevelopment in draft approved and registered plans. The proposed urban settlement area boundary is slightly different than the previous draft of the Official Plan (2005), in order to include lands identified in the housing study that should be reserved for new development.

Residential Land Supply

The residential land supply will be met through a combination of intensification, redevelopment and greenfield development. In order to be consistent with Section 1.1.3.2 of the Provincial Policy Statement, the Official Plan will ensure that land use patterns in the settlement area are based on densities and a mix of land uses which efficiently use land and resources, which are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and which avoid the need for their unjustified or uneconomic expansion. Also, land use patterns will minimize negative impacts to air quality and climate change and promote energy efficiency. In accommodating a range of housing types and densities, the residential land supply consists of locations within the urban service limit (full municipal sewer and water services) and on lands with a more rural setting. The land supply is intended to mirror the recommendations set out in the housing study with an extension to fit a planning horizon of twenty years (2014-2034) for a total of 390-450 units.

Intensification

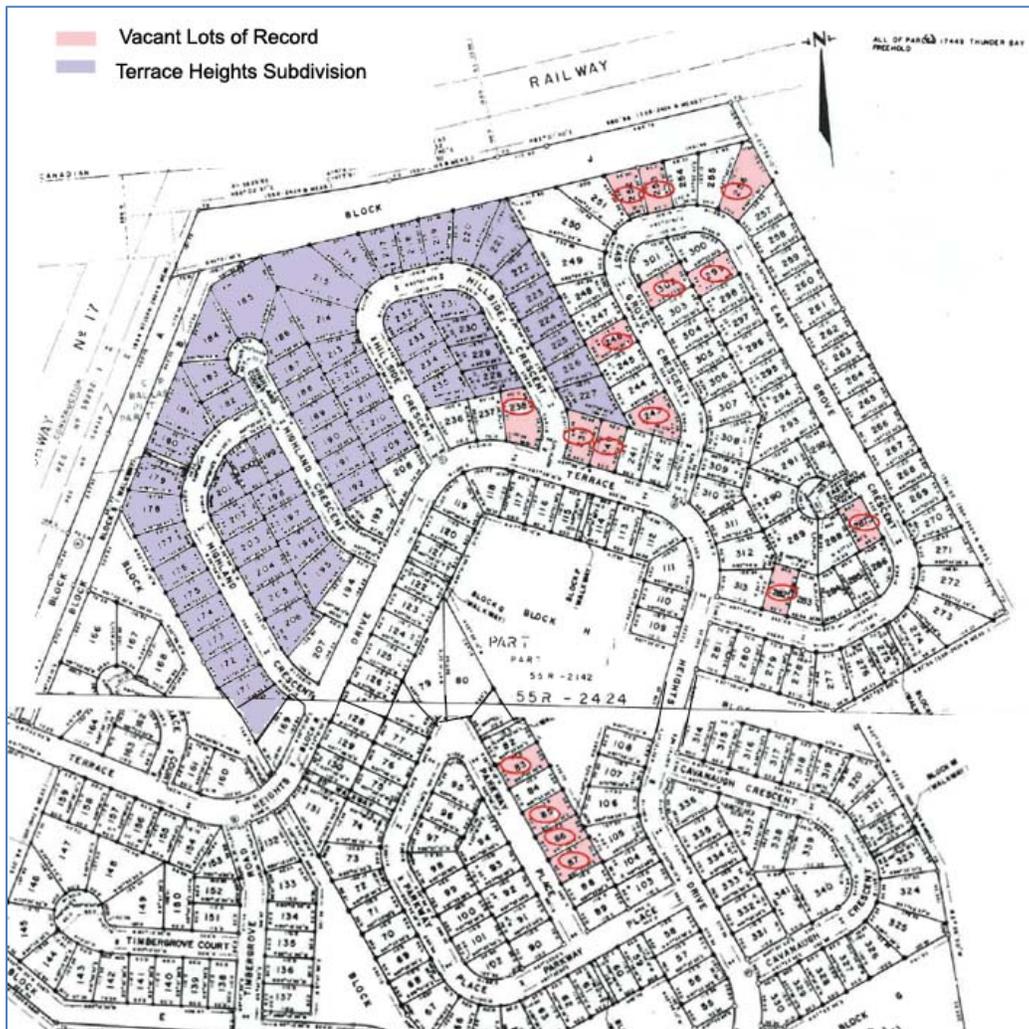
The municipality conducted an inventory of available vacant lots within the Townsite area. A total of 16 lots were identified and are currently being marketed under an agreement between the municipality and a local real estate agent. The location and characteristics of these lots are set out in Table 10 and are illustrated on Figure 4: Vacant Residential Land Supply Map (shown in pink). All of the lots within the intensification

category are fully serviced with municipal water and sewer, are appropriately zoned, and are available for immediate development.

Table 10: Vacant Residential Land Supply

#	Plan #	Lot #	Street	Frontage (m)	Depth (m)	Area (m ²)	Comments
1	M-329	238	Terrace Heights	23.33	38.18	890.31	Vacant Lot
2	M-329	239	Terrace Heights	19.82	34.73	687.97	Vacant Lot
3	M-329	240	Terrace Heights	19.82	34.73	687.97	Vacant Lot
4	M-329	243	Eastgrove Cres	39.93	20.28	809.37	Vacant Lot
5	M-329	246	Eastgrove Cres	19.82	34.73	687.97	Vacant Lot
6	M-329	252	Eastgrove Cres	15.48	44.45	687.97	Vacant Lot
7	M-329	253	Eastgrove Cres	15.48	44.45	687.97	Vacant Lot
8	M-329	256	Eastgrove Cres	16.38	71.71	1173.59	Vacant Lot
9	M-329	282	Eastgrove Cres	19.82	34.73	687.97	Vacant Lot
10	M-329	287	Eastgrove Cres	19.82	36.78	728.43	Vacant Lot
11	M-329	299	Eastgrove Cres	19.82	34.73	687.97	Vacant Lot
12	M-329	302	Eastgrove Cres	19.82	36.78	728.43	Vacant Lot
13	M-329	83	Parkway Place	19.82	36.78	728.43	Vacant Lot
14	M-329	85	Parkway Place	19.82	36.78	728.43	Vacant Lot
15	M-329	86	Parkway Place	19.82	36.78	728.43	Vacant Lot
16	M-329	87	Parkway Place	19.82	36.78	728.43	Vacant Lot

Figure 4: Vacant Residential Land Supply Map



An additional 62 lots located in the Terrace Heights Subdivision have historically been undeveloped due to a high water table. For the purposes of this report these lands are considered greenfield lots since they are large tracts of undeveloped land. The high water table precludes the construction of basements conventionally built as part of single-detached housing. Figure 4 illustrates the location of these vacant lots (purple) on Highland and Hillside Crescents respectively. These lands are unserved but fall within the urban service limit through road allowances extending to Terrace Heights Drive. Although these lots are considered unsuitable for the development of low density housing, the potential exists for the construction of apartment buildings where a basement is not required. Construction would be subject to an engineering investigation to ascertain the potential for development of these lands. The potential of these lands is discussed in more detail below in the section of this report on “Greenfield Development”.

Two typical available building lots shown above in pink are shown below in Figure 6 and Figure 5.

Figure 6: Vacant Lot for Sale



Figure 5: Vacant Lot for Sale (2)



Redevelopment

Three apartment blocks were constructed by Kimberly Clark for staff housing off of Beach Road in the Townsite. These units which are currently vacant date back approximately 40 years and have fallen into disrepair; however they provide an opportunity for redevelopment within the community. Municipal staff have advised that the buildings are structurally sound but require substantial investment to revitalize them for residential occupancy. Redevelopment of these units would add 20-30 units to the residential land supply. These units which are on full municipal services are shown in Figure 7, Figure 8 and Figure 9.

Figure 7: Mill Housing - 1



Figure 8: Mill Housing - 2



Figure 9: Mill Housing - 3



Greenfield Development

The housing study identified nine (9) areas in the Township as being suitable for various types and densities of housing⁸. The matrix below and corresponding map set out the details of the areas for potential future housing. The intent of the housing study was to identify housing suitable for low to moderate incomes, seniors, moderate priced homes and upscale or higher end executive homes. Development of these lands in some circumstances will require the purchase of properties from the mill while others can be developed on municipally-owned property. Depending on the location of the housing, servicing will be on full municipal services, partial services or on-site private services.

Table 11: Locations for Housing Development

Map Designation	Location Description	Capacity (Units)	Type of Housing Suitable for Location			
			Senior's Housing	Rental and Affordable Housing	Moderate-priced Detached Homes	Higher-end "Executive" Homes
A(1)	Hydro Bay	20				✓
B(2)	East of East Grove Cr., south of CPR Line	40-50			✓	✓
C(3)	Northwest corner of Highway 17 and Fort Garry Ave.	30-40	✓	✓		
D(4)	Beach Road by Golf Course (in Waterfront Plan Study Area)	30-40		✓		✓
E(5)	North side of Ridgewood Dr., before southward turn (up from Pumphouse Beach)	5-6				✓
F(6)	Waterfront location, east of Golf Course Bay	30-40		✓	✓	✓
G(7)	Northern reach of Terrace Heights Rd.	30-40	✓	✓		
H(8)	North side of Terrace Heights Dr., south of CPR and Hwy 17 crossing	20-30	✓	✓		
I(9)	South side of Ridgewood Rd., near Hwy 17	20	✓	✓		

Area A

Area A consisting of 20 executive-style housing units will be constructed on the north shore of Hydro Bay with access via the Hydro property to Hydro Road. The lots will be developed with on-site wells and sewage disposal systems (private services). Typical lot sizes will be 45 x 130 metres or approximately 0.58 hectares. The lands are currently privately owned.

⁸ Meridian Planning Consultants, 2013

Area G

This area characterized as infill would be developed for 30-40 multiple residential units on full services. The lands are owned by the Municipality.

Area H

This area is discussed above in the heading “Infill Development” since they are part of an existing plan of subdivision (Terrace Heights), although the lands are not currently developed. These lands would be developed for 20-30 multiple units on full municipal services.

Area I

These lands would be an extension of two existing apartment blocks. The area is considered suitable for a third apartment block consisting of 20 multiple units on full municipal services.

Figure 11: Location of Proposed Growth Areas and Settlement Area Boundary

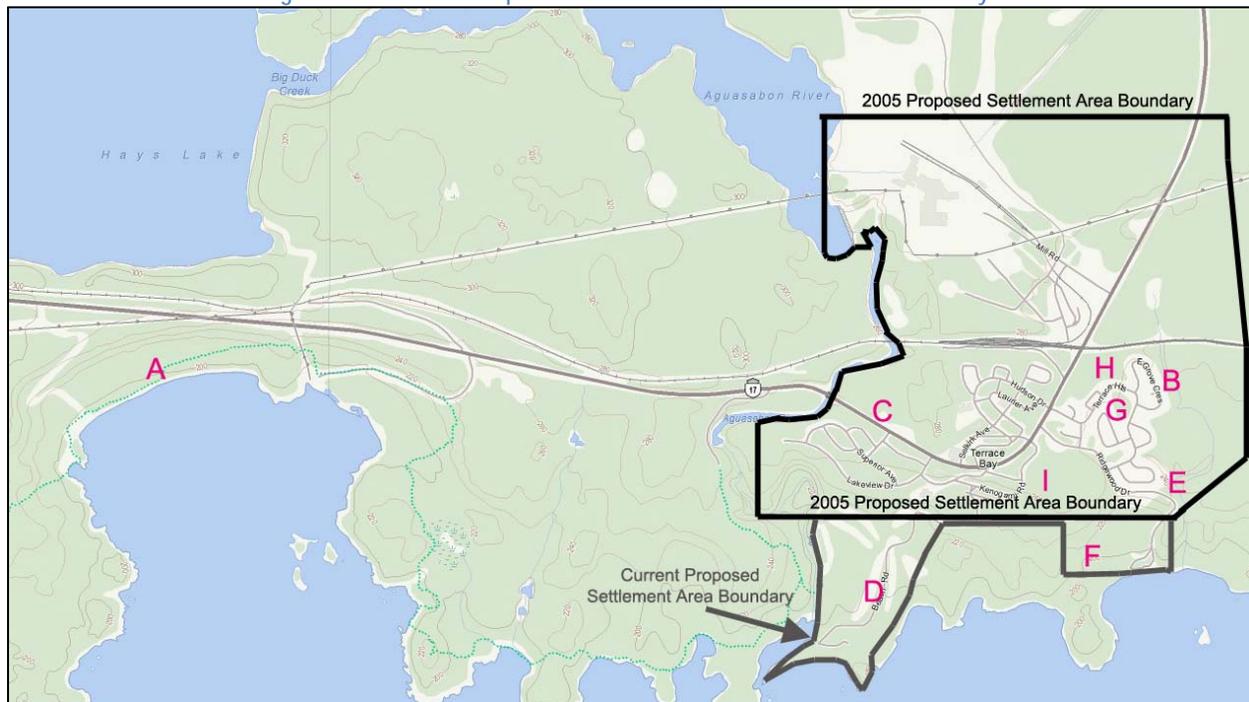


Figure 11 shows the location of the aforementioned focal areas for new housing development in the Township. Given that land supply Area D and F are outside of what was proposed to be the settlement area boundary when the last draft of an Official Plan was prepared (2005), and given that the type of development proposed here is of a more urban nature consisting of single-detached and multiple-dwellings to be serviced with municipal sewage and water services, the current draft of the Official Plan proposes to modify the settlement area boundary to include the proposed growth areas. This extension includes lands adjacent to Beach Road and to Ridgewood Drive, but leaving lands in between in a Rural designation.

Table 13: Unit Potential by Type of Development

Type of Development	Total Unit Potential
Infill	16
Redevelopment	20-30
Greenfield	225-286
<i>TOTAL</i>	<i>261-332 units</i>

Table 12: Unit Potential by Percentage

Low Density	Medium Density	High Density
121-161	20-40	130-170
43-45%	7-10%	46-48%

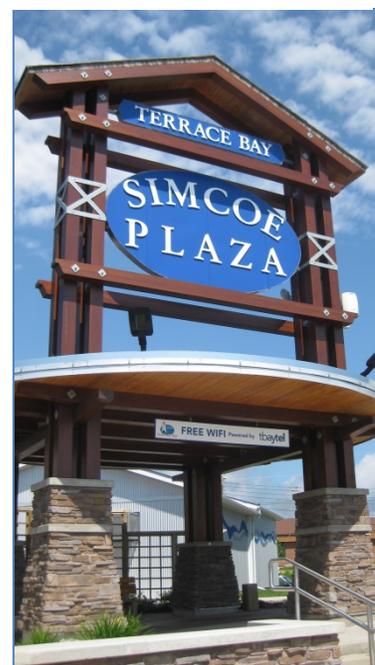
Using the slow growth scenario described above (5 new persons per annum as shown in Table 6), Terrace Bay's population would increase from its current 1,475 to 1,893 (an increase of 418 persons) by 2034. This is based on a breakdown, as shown on Table 13, whereby approximately 45% of units are low density, 10% are medium density, and 45% are high density. Using a moderate growth rate described above (10 new persons per annum), Terrace Bay's population would increase from 1,475 to 2,294 (an increase of 819 persons) by 2034. Based on data in Table 12, the current land supply can provide for 261 to 332 residential units. It is projected that there will be a ratio of 2.1 persons per household by the end of the planning period. At this ratio, the current land supply can provide for a population of between 548 and 697 persons. Therefore the current land supply is sufficient to provide for the needs of Terrace Bay's population over the planning horizon using a slow growth rate but falls short of providing for the population would a faster than projected rate of growth occur (see Table 7). The result would be a shortage of housing for 122 theoretical residents, meaning there would be a need for an additional 58 units if the moderate growth scenario occurred.

2.8 Commercial Land Supply

The available land supply for commercial development consists of six (6) vacant lots (2,912 ft² each) located in Simcoe Plaza; four (4) highway commercial lots comprising 12.6 acres in total located on Millenium Road in the east end of the Townsite and a 3 acre parcel on the golf course lands. The parcels in Simcoe Plaza are available for general retail commercial uses. The intent of the municipality is to provide for development that is consistent with the urban design theme for the balance of the plaza as illustrated in Figure 12 and Figure 13 (i.e., extension of the façade and colour scheme, use of local stone materials, and landscaping).

The four lots on Millenium Road have frontage on Highway 17; however, access is restricted to a local municipal road. These lots would be developed for highway commercial uses as set out in the municipality's

Figure 12: Simcoe Plaza



zoning by-law. Given the location of these four lots, the potential exists for the development of an additional four lots on the south side of the municipal access road which would effectively double the land supply/number of lots available for highway commercial development.

The proposal for the development of the golf course lands is intended to consist of a mix of residential dwellings and a commercial component for a restaurant and boutique complex on an area of approximately 3 acres.

The total available commercial land supply is calculated to be 6.4 hectares or 16 acres. Given an employment density of 25 persons per net hectare, the available commercial land supply would generate approximately 160 jobs over the planning period (2014-2034).

Figure 13: Simcoe Plaza



2.9 Industrial Land Supply

The current available industrial land supply consists of four (4) lots in the municipality's industrial park, three (3) of which are vacant and one (1) occupied but available for development. The inventory consists of a total of 1.6 hectares or 4 acres. The current land supply, although limited, would provide for employment generation of 40 persons. Other lands that have been identified for potential industrial development would be located on the north side of Highway 17 east of Mill Road with frontage on Mill Road. These lands would extend easterly including lands located between the rail line and Highway 17, with the MTO patrol yard anchoring the northeast corner of the lands. The lands have an area of approximately 10 hectares (24.7 acres). These lands would be developed on full municipal services.

2.10 Rural Area

Terrace Bay's Rural Area is predominantly used for natural resource management. Much of the rural land base is either Crown Land or is owned by forestry companies such as Abitya Birla. The rural area characterized by the presence of rugged wilderness and forests dotted with lakes. Much of this land is vacant. There are two seasonal cottage developments along Hydro Bay to the west of the urban settlement area.

Other rural land uses include the Ontario Hydro Generation's Aguasabon Generating Station, a Ministry of Transportation service yard along Highway 17, and the municipality's water treatment facility.

2.11 Policy Implications for the Official Plan

With few exceptions the Official Plan will maintain the existing settlement areas and residential growth areas as they are sufficient to meet the projected population needs given the preferred slow-moderate growth projection set out in Table 6. A modified settlement area is proposed to lead along Ridgewood Drive and Beach Road in order to provide residential options closer to but set

back from Lake Superior. This extension is also called for in the recent housing needs study that was undertaken for the Township. It is acknowledged that the land supply falls short of accommodating the fast growth scenario shown in Table 7. The faster rate of growth is not the preferred growth scenario from a planning standpoint, however, the Official Plan will set out policies guiding the careful monitoring of population trends over the life of the Plan and will set out policies to outline how expansions of urban settlement area boundaries may occur when needed. The Official Plan is therefore consistent with Section 1.1.2 of the PPS since it accommodates the appropriate range and mix of housing and employment opportunities, as well as other land uses, for the twenty year planning horizon.

The Official Plan will promote the growth and vitality of the settlement area of Terrace Bay, and therefore the Plan will be consistent with Section 1.1.3.1 of the PPS.

In order to be consistent with Section 1.1.3.2 of the Provincial Policy Statement, the Official Plan will ensure that land use patterns in the settlement area are based on densities and a mix of land uses which efficiently use land and resources, which are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and which avoid the need for their unjustified or uneconomic expansion. Also, land use patterns will minimize negative impacts to air quality and climate change and promote energy efficiency.

As required by Section 1.8.1, the Official Plan will support energy efficiency and improved air quality through land use planning and development patterns which promote compact form and the use of alternative transportation, and which plan housing and employment uses in a manner that reduces commute journeys and transportation congestion, and by promoting design and orientations which maximize the use of alternative or renewable energy. In accordance with Section 1.8.2, the Plan will promote increased energy supply by promoting opportunities for energy generation facilities to accommodate current and projected needs and the use of renewable energy and alternative energy systems where feasible. In order to be consistent with Section 1.8.3 of the PPS, alternative energy systems and renewable energy systems shall be permitted in settlement areas and rural areas in accordance with Provincial and Federal requirements. Such systems will be designed and constructed to minimize impacts on agricultural operations.

The Plan promotes opportunities for intensification and redevelopment using the existing building stock and existing infrastructure and public service facilities. Therefore the Official Plan is consistent with Section 1.1.3.3.

The Official Plan promotes development standards which facilitate intensification, redevelopment and compact form while maintaining appropriate levels of public health and safety, in accordance with Section 1.1.3.4 of the PPS.

Section 1.1.3.5 of the Provincial Policy Statement requires planning authorities to establish and implement minimum targets for intensification and redevelopment within existing built-up areas so as not to unduly extend municipal services and infrastructure. The vast majority of new

development in Terrace Bay is expected to occur within the urban settlement area, while a smaller amount of luxury and seasonal residential development is envisaged in waterfront areas outside of the urban settlement area namely in the Hydro Bay area. Given that there is potential for approximately 20 lots in the Hydro Bay area, and a total land supply of between 241 and 312 units in the urban settlement area, we propose that a target for intensification in the built-up area be that 90% of development over the planning period would occur on the basis of intensification in the urban settlement area.

The Official Plan contains phasing policies in order to ensure that targets for intensification and redevelopment are achieved prior to or concurrent with new development within the urban settlement area. The Plan also ensures that new development occurs first in areas that are adjacent to existing built-up areas. Development policies ensure that a compact form with a mix of uses and densities are promoted in future development and redevelopment. Therefore the Plan is consistent with Section 1.1.3.6, 1.1.3.7 and 1.1.3.8 of the PPS.

In accordance with Section 1.1.3.9 of the PPS, the Official Plan will outline the requirements for a comprehensive review if and when a settlement area boundary is proposed to be extended. Such a review shall demonstrate that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the planning period, and that infrastructure and public service facilities that are planned or available are suitable for the development over the long term and protect public health and safety. We note that the housing study undertaken for the Township has determined that two areas of land close to the shoreline of Lake Superior, immediately south of the urban settlement area that was proposed in the previous draft of the Official Plan may be needed for future residential growth. These have been included in the urban settlement area in the current Official Plan.

In accordance with Section 1.1.4.1, the policies for the Rural Area ensure that the rural area of Terrace Bay continues to be used primarily for the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses. Development in the Rural Area will be appropriate to the planned or available infrastructure. The Plan will specify that the uneconomical or unjustified expansion of this infrastructure will be avoided. Development in the Rural Area will be compatible with the rural landscape and will be sustained by rural service levels. Opportunities will be reserved for land uses that require separation from other uses. The Plan also promotes recreational tourism and other economic opportunities.

Section 1.4.1 of the PPS requires planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area. This will be done by ensuring that there is an ability to accommodate growth for a minimum of 10 years through residential intensification and on lands which are designated and available for residential development. Also, the Plan maintains land with servicing capacity sufficient to provide at least a three year supply of residential units through available

lands zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Section 1.4.3 of the PPS requires planning authorities to provide an appropriate range of housing types and densities to meet projected requirements of future and current housing needs. The Official Plan therefore sets out that 25% of new housing should be affordable to low and moderate income households. The Official Plan will permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements, and will facilitate all forms of residential intensification and redevelopment. The Plan will also direct development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. The Plan will also promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities and which support the use of alternative transportation modes and public transit in areas where it exists or is to be developed. Also, the Plan establishes development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact form, while maintaining appropriate levels of public health and safety.

3 Economic Development

3.1 Community Improvement

Community improvement planning is a tool found in Section 28 of the Planning Act which permits municipalities to improve municipal infrastructure and to finance certain development activities that result in the sustainable and efficient use and re-use of land, buildings and infrastructure. Community improvement includes municipal initiatives such as landscaping and streetscape improvements, or assistance to private sector developments through the issuance of grants and loans to private landowners to make improvements to their properties and buildings. In order to use a Community Improvement Plan, the municipality must adopt policies into their Official Plan and a by-law to designate a community improvement project area.

Specific incentives that may be offered through community improvement planning often include the reduction or elimination of planning or building fees; increased densities for residential development; reduction of property taxes for a specified time period that reflects the land owner's contribution to public infrastructure or parkland; and the provision of specific grants to property owners to improve the appearance of private lands and buildings. Grants, loans and tax assistance may be therefore be used to rehabilitate private lands and buildings and to achieve desired community improvement outcomes. Community improvement has also been used to provide incentives for encouraging development that meets a particular environmental standard such as LEED. Specific incentives are identified through a Community Improvement Plan.

Recent changes to the Planning Act include adding affordable housing to the list of provincial interests. Community Improvement policies should therefore include the provision of affordable housing as a potential goal of community project plans.

The Official Plan will contain policies which set out the objectives for the use of community improvement in Terrace Bay. The 2004 draft official plan already contains many objectives for the use of community improvement. Many of these will be carried forth to the new Official Plan.

The most significant example of a community improvement project in Terrace Bay was the revitalization of Simcoe Plaza, the "downtown" of Terrace Bay. The municipality in collaboration with the Province of Ontario were able to secure some \$2 million for the revitalization project which resulted in a complete redesign of the façades, canopies and landscaping and parking areas of this downtown area. Key to the revitalization was the design of a consistent theme that incorporated colours to represent Lake Superior, and the use of local stone integrated with the use of natural woods. The effect was to create a coordinated and integrated urban design scheme with a high degree of visual appeal. Another key component of the revitalization scheme was the architectural design and construction of the lighthouse which has become a community icon designed to enhance the identity of the community and attract tourism through the attraction of this iconic curiosity in the downtown area. The lighthouse has a series of interior stairs leading up to an elevated platform with a commanding view of the Town and Lake Superior. The attraction to

tourism also includes free Wi-Fi service for use by travellers at this facility while at the same time they may take advantage of the retail shopping facilities in Simcoe Plaza. Just to the south of the retail plaza strip, is an open space park which currently does not have any facilities; however, the objective is to provide a playground area including playground equipment which will embellish the shopping and tourist attraction experience for the downtown area.

Another community improvement project involved the purchase of a former school and its conversion to a cultural centre for the community. This refurbished facility includes the community library, a senior's centre, meeting rooms and public gathering places available and accessible to the whole community. This \$2 million cost-shared facility involved senior levels of government and the Township.

The municipality does not have any further planned community improvement projects at this time; however, interest has been expressed in the following potential initiatives:

- Installation of sidewalks to facilitate safe pedestrian environment within older established residential neighbourhoods;
- Revitalization of the airport;
- The continuation of the recreational/walking trails along the Highway 17 corridor;
- Implementation of the Waterfront Feasibility Study

3.2 Growth Plan for Northern Ontario

In 2011 the Province released the Growth Plan for Northern Ontario, a partnership economic development plan between the Ministry of Northern Development and the Ministry of Energy and Infrastructure⁹. The Plan is based on the recognition that future economic success is based on a diversified economy that embraces innovation; a population that is healthy, educated, creative and skilled; communities that are vibrant and attractive; the provision of modern and efficient infrastructure; and a clean and healthy environment. In sum, the Plan calls communities in the North to position themselves for a future in which value-added resource production and refinement takes the place of a sole focus on primary resource extraction, and where attracting new residents depends on the provision of amenities such as an arts and cultural scene and a vibrant main street that shows visitors and newcomers that residents take pride in their community and its heritage.

The Growth Plan focuses Provincial attention to “existing and emerging priority economic sectors” as well as Northern Ontario’s competitive advantages, including:

- Advanced manufacturing;
- Agriculture, aquaculture and food processing;

⁹ Ontario Ministry of Northern Development and Mines, Ministry of Energy and Infrastructure, *Growth Plan for Northern Ontario*, (Toronto: Queen's Printer for Ontario, 2011). (KGS Group, 2013)

- Arts, culture and creative industries;
- Digital economy;
- Forestry and value-added forestry-related industries;
- Health sciences;
- Minerals sector and mining supply and services;
- Renewable energy and services;
- Tourism;
- Transportation, aviation and aerospace;
- Water technologies and services.

Many of the economic development strategies can be addressed in the Official Plan while some of these are addressed already. Many of the strategic plan initiatives discussed in this report and to be included in the new Official Plan are examples of projects and objectives which are consistent with the Growth Plan for Northern Ontario. Terrace Bay's Official Plan should continue to make linkages to the Town's economic development initiatives such as the strategic plan, and should connect them to the Growth Plan's existing and emerging priority economic sectors.

3.3 Policy Implications for the Official Plan

The Official Plan should promote long term economic prosperity through municipal planning decisions which optimize the long-term availability of land, resources, infrastructure and public service facilities; maintaining and enhancing the viability of downtowns and main streets; by promoting the redevelopment of brownfield areas; by providing for an efficient, cost-effective and reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address projected needs; planning so that major facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other; providing opportunities for sustainable tourism development; promoting the sustainability of the agri-food sector; and by providing opportunities for increased energy generation, supply and conservation (as per Section 1.7 of the PPS). The Official Plan will promote recreational, tourism and other economic opportunities should be promoted in rural areas of the Town in accordance with Section 1.1.4.1. In accordance with Section 1.3.1 of the PPS, the Official Plan will promote economic competitiveness by providing an appropriate mix and range of employment to meet long-term needs, and by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses.

The Official Plan will contain policies for community improvement planning.

In accordance with Section 1.2.1 of the PPS, the Official Plan should highlight the need for a coordinated, integrated and comprehensive approach to planning matters between other municipalities, First Nations and other agencies in the region when dealing with planning matters

which cross jurisdictional boundaries. The Official Plan should include a section in the Introduction of the Plan that addresses the need to consult with neighbouring municipalities and Aboriginal Communities when a land-use planning matter has cross-boundary implications (e.g., related to the management of natural resources or sharing of public services or planning of economic development).

4 Public Service Uses and Infrastructure

4.1 Health Care Services

Health care services in Terrace Bay include the McCausland Hospital as well as the Aguasabon Medical Clinic. There is also a second clinic in nearby Schreiber.

4.2 Education

Terrace Bay is served by Lake Superior High School and three public schools including one English public school, one English Catholic public school, and one French language catholic public school.

4.3 Water Services

The urban area of Terrace Bay is serviced by a municipal water treatment and supply system. A new state-of-the-art water treatment facility was completed in 2011 with a design capacity for a population of 10,000. The water supply is drawn from Lake Superior with a backup supply from Hayes Lake. The water treatment system includes a combination of slow sand filters, direct chemical injection and UV disinfection. The water distribution system is also designed to provide the fire flows required for fire suppression services throughout the urban area. For the most part, the distribution system is looped; however, there are four (4) dead ends which require flushing to maintain water quality standards. The mill uses approximately 1/3 of the municipality's water supply for processing purposes and while the residual supply is adequate, the municipality advocates water conservation practices to ensure the adequacy for urban development.

It is anticipated that any further development within the existing urban service area would be serviced by municipal water services. The golf course lands lie beyond the urban service limit; consequently, they are unserved. The anticipated development of these lands for residential uses will require the municipality to determine the most cost-efficient and effective way to service these lands. The municipality anticipates that a localized municipal communal water system may be the most appropriate servicing solution.

Outside of the urban service limits such as the potential development of lands on the north side of Hydro Bay, would be serviced by on-site water supply systems (wells) since the extension of municipal water services to this area would be cost-prohibitive. Wells would be designed to meet the requirements of Ontario Regulation 903 as amended.

4.4 Sewage Services

The urban service area of Terrace Bay is serviced by waste water collection and treatment services. The urban services area is divided geographically and consequently there are two catchment areas serviced respectively by two sewage treatment facilities. The western urban service area has a Certificate of

Approval (C of A) that dates back several decades; hence, the design capacity and current flow rates are unknown for this system. This system was originally constructed and installed by Kimberly Clark. The eastern urban service area had average daily flows in 2012 that varied between 38,000 and 55,000 Imperial Gallons Per Day (IGPD). The design capacity of the treatment system is 100,000 IGPD (454m³/day). Wastewater flow in 2012 was elevated compared to 2010 and 2011, but was still below flows measured prior to 2010. The total annual flow for 2012 (17,891,055 gallons) was approximately 27% less than in 2004. Similarly, average daily flows have declined from 64,153 IGPD in 2004 to 48,851 IGPD in 2012. The reduction in flows reflects more conservation minded use as well as the declining population of the community. The residual capacity for wastewater treatment, consequently, for the east end of the community is over 50%. The residual capacity could easily accommodate any projected population increases forecasted for the twenty year planning period.

The 2013 sanitary system report indicated that the east and the west exfiltration lagoons are generally functioning very well; however, the report recommends continued monitoring notably with respect to discharge flows on nitrate concentrations affecting groundwater.

It is anticipated that any further development within the existing urban service area would be serviced by municipal sewage services. The golf course lands lie beyond the urban service limit; consequently, they are unserved at the time being. The anticipated development of these lands for residential uses will require the municipality to determine the most cost-efficient and effective way to service these lands. The municipality anticipates that a localized municipal communal sewage system may be the most appropriate servicing solution. Private communal services may only be considered where municipal sewage and water services are not available.

Outside of the urban service limits such as the potential development of lands on the north side of Hydro Bay, would be serviced by on-site sewage disposal systems (conventional Class 4 systems) since the extension of municipal sewage collection to this area would be cost-prohibitive. Lot areas would be designed to have an adequate size for on-site individual systems.

An authorized sewage hauler based in Nipigon could provide sewage pumpage and haulage services.

4.5 Stormwater Management

The urban area of Terrace Bay is generally serviced with separated stormwater sewage facilities; however, no treatment of stormwater is provided for by the municipality. The stormwater collection system is separated from the sanitary sewer collection system. The extension and/or installation of future stormwater management facilities would be undertaken using best management practices and would be an integral component of the design process for new urban development.

4.6 Waste Management

The Provincial Policy Statement (2005) requires that waste management systems be provided that are of an appropriate size and type to accommodate present and future requirements, and which facilitate, encourage and promote reduction, reuse and recycling objectives (Section 1.6.8.1). Furthermore, Section 1.7.1 of the PPS states that long-term economic prosperity is achieved by planning so that major facilities such as sewage treatment facilities and waste management systems are properly separated or buffered from sensitive land uses.

The Terrace Bay landfill site was given a provisional Certificate of Approval in 1982. The site is located south of highway 17, approximately 5 km east of Schreiber. The site has a total area of 5.55 hectares. The C of A permits the disposal of domestic, commercial and processed organic wastes (sludge from the sewage treatment plant). The site jointly services Terrace Bay and Schreiber.

The estimated volume of un-compacted waste placed in the landfill site in 2012 was 4,500 m³. Assuming a compaction rate of 40%, the volume of compacted waste at the landfill in 2012 was 2,700m³. The maximum capacity of the landfill is 290,000 m³. The volume of waste within the landfill site is estimated at 128,600 m³. Using a conservative volume of placement of 5,000 m³ (including 1,000 m³ for drop-offs) per year and a compaction factor of 40%, the estimated lifespan of the landfill is 52 years.¹⁰

The waste collection system does not include recycling with the exception of two components; a waste dumpster is available at the landfill site for the disposal of electronic and dangerous waste which is retrieved by a private contractor; and the recycling of tires. Although the municipality is not required to implement a recycling program and has not done so because of the cost factor, consideration is being given to the implementation of a recycling system. Any further waste diversion through recycling would further increase the lifespan of the landfill site.

The municipality prepares annual compliance reports for the waste management site. Based on the 2012 annual monitoring program, the monitoring wells surrounding the landfill site were found to be in good condition. Also, groundwater quality is not in compliance with MOE Guideline D-7; this will necessitate the extension of the attenuation zone east of the site (area of approximately 10 hectares) through an easement on Crown lands to ensure that the buffer area adequately reflects the required contaminant attenuation zone.

Although the waste management facility site is isolated from development in either adjacent municipality, Guideline D-4 requires the establishment of a 500 metre influence area beyond the licensed landfill of an existing or closed facility to ensure that proposed development will not be negatively affected by nuisance factors associated with the waste management facility (i.e., leachate, migration, odour, dust, vermin, etc.).

¹⁰ KGS Group, *Terrace Bay Landfill Provisional C of A No. A591106 2012 Annual Monitoring Program – Final Report* (KGS Group: Thunder Bay, 2013), p14. (Ontario Ministry of Tourism, Sport and Culture, Programs and Services Branch, 2012) (Ontario Ministry of Natural Resources, 2010) (Ontario Ministry of the Environment, 2010) (Peterborough Greenup, 2012)

Both the licensed footprint of the waste management facility and the 500 metre influence area should be illustrated on the Official Plan schedule.

4.7 Transportation Systems

The Provincial Policy Statement sets out policies for the protection of safe functions of transportation systems as well as the efficient use of those systems. The policies promote a land use pattern, density and mix of uses which reduce the length and number of vehicle trips and which support the development of viable choices and plans for alternative transportation modes.

Snowmobile trails operated under the auspices of local snowmobile clubs traverse the Township of Terrace Bay.

4.7.1 Provincial Highways

Provincially owned and maintained roads within the Town are limited to Highway 17 (the Trans Canada Highway). Highway 17 is classified by the Ministry of Transportation (MTO) as a Special Controlled Access Highway. The intent is to carry through traffic with limited and direct land access. Access from local roads connecting with Highway 17 are preferred; also, shared entrances. The MTO administers corridor control along the entire section of Highway 17 through Terrace Bay; consequently, approvals for entrances, signage and land use are subject to the Ministry's permitting and approval process. In addition, the Ministry will require drainage control of any development to be integrated with the highway drainage system.

With respect to the Official Plan, it is MTO's expectation that the Plan will contain policies that restrict access to Provincial highways and subject them to MTO approval. The Plan will require that access be provided by other means wherever possible such as through local roads or shared entrances and limited access via large lot frontages. The Ministry will expect traffic studies for major new traffic generators that affect the Provincial system as well as drainage studies for stormwater management and illumination studies for large-format retail uses. Policies should also be provided that restrict the conversion of home-based businesses from residential to a commercial category; that govern trail crossings for snowmobiles; that ensure that outdoor storage on abutting properties to Provincial highways do not constitute a safety hazard; that MTO patrol yards are classified as industrial uses; and that the Plan recognizes wayside pits and quarries and portable asphalt and concrete plants.

The integration of vehicular and pedestrian systems is integral to Terrace Bay and to this extent, provision has been made for three authorized pedestrian crosswalks on Highway 17 within the built-up urban area of the Municipality.

4.7.2 Municipal Roads

The Township of Terrace Bay maintains an extensive system of local roads largely to service the urban area of the community. Although the current Official Plan provides for a hierarchical classification of roads, essentially all of the municipally maintained road system is considered to be local roads. There are no

designated arterial or collector roads. The current network has adequately serviced the municipality given the relatively low traffic volumes generated by predominantly residential land uses off of Highway 17.

The projections for growth should not substantively alter the past policy approach of a local road network. Two exceptions are however noteworthy. The first is with respect to Mill Road which provides access to the municipality's industrial park as well as the mill site. The second is with respect to Ridgewood Drive which provides access to the Terrace Heights residential neighbourhood. Both of these roads should be classified as collectors in that they function in providing through traffic as well as some local property access. Consideration should be given in the future to the function of the Golf Course Road, Beach Road and Hydro Road South in the design of the road classification system.

Maintaining the principle of a local road network can also be maintained through careful urban design to ensure that geometric standards are met for new intersections to existing roads where they access new development such as, for example, connecting with East Grove Crescent to service new development further to the south and east of this existing residential subdivision. As a rule of thumb in urban design, a motorist should be able to access a major road from no more than 2 to 3 turns from local roads.

All local roads should be constructed with a minimum right-of-way of 20 metres. Collector and arterial roads should be designed with a 26 metre right-of-way. All new road construction and improvements or upgrades to existing roads should be to an Ontario Provincial Standard (OPS).

4.7.3 Other Roads

Roads that fall within other classifications are limited. For example, the access road to the west side of Hydro Bay which services a small cluster of residential uses is a private road as well as a small section of road servicing another cluster of residential uses on the east side of Hydro Bay. Another example is the resource access road that extends from Terrace Bay to Longlac, a road that traverses Crown land and is maintained the forest products industry and the Ministry of Natural Resources.

Current Provincial policy does not permit the construction of new private roads except for those that service a condominium and are connected to a public road. As well, the Province discourages new lot creation on existing private roads.

4.8 Policy Implications for the Official Plan

In accordance with Section 1.6.1 of the PPS, infrastructure and public service facilities shall be provided in a co-ordinated, efficient and cost-effective manner to accommodate projected needs. Planning for new development will be integrated with the planning for new infrastructure and public service facilities. In order to be consistent with Section 1.6.2, the use of existing public service facilities and infrastructure should be optimized where feasible before consideration is given to developing new infrastructure and public service facilities. This will also satisfy the requirement of Section 1.1.3.8.

In order to be consistent with Section 1.6.3 of the PPS, the Official Plan will promote the strategic location of infrastructure and public service facilities in order to support the effective and efficient delivery of emergency management services. The Official Plan will promote the collocation of public service facilities where feasible, in order to promote cost-effectiveness and facilitate service integration.

In accordance with the requirements of Section 1.6.4.1 of the Provincial Policy Statement, the Draft Official Plan should direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal sewage and municipal water services. The Plan will ensure that such services can be provided in a manner that can be sustained by the water resources upon which these services rely. Also the Plan shall ensure that such services are provided in a financially viable manner, in compliance with all regulatory requirements, and that they protect human health and the natural environment. The Plan will also promote the efficient use of water and water conservation. Servicing and land use considerations will be integrated at all stages of the planning process. The Official Plan will also only allow lot creation where there is sufficient reserve sewage system and water system capacity, which includes treatment capacity for hauled sewage from private on-site sewage services.

In accordance with Section 1.6.4.2, the Plan should include a statement that municipal sewage and water services are the preferred form of servicing in the urban settlement area: the intensification and redevelopment within the settlement area on such services should be promoted wherever feasible. The Plan should include a policy that ensures that new or expanded water and sewage services shall be sustained by the water resources upon which such services rely, and that they are financially viable and comply with all regulatory requirements and that servicing and land use considerations are integrated at all stages of the planning process. In accordance with Section 1.6.4.4, the draft Official Plan should contain policies for the creation of new lots which ensure that a suitable method of sewage disposal and water services can be provided. The Plan should include a policy that new development on private services is permitted for new lots only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. Determination of sufficient reserve sewage system capacity should include treatment capacity for hauled sewage from individual on-site (septic) systems. Servicing via individual on-site sewage disposal and water services (septic systems and wells) should be permitted only where municipal water and sewage services are not provided and where site conditions are deemed suitable for the long-term provision of such services.

In order to be consistent with Section 1.6.4.5 of the PPS, the Official Plan will state that partial services are only permitted where they are necessary to address failed, individual on-site sewage services and individual on-site water services in existing development, and within settlement areas to allow for infilling and rounding out of existing development that is already on partial services provided that development is within the reserve sewage system and water system capacity and that

site conditions are suitable for the long-term provision of such services. This will satisfy the policy requirement of Section 1.6.4.5 of the PPS.

In accordance with Section 1.6.4.3 of the PPS, the Official Plan should set out the circumstances where servicing with private communal water and sewage services could be permitted.

The Plan should also include policies to promote water conservation and the efficient use of water.

Waste Management

In accordance with Section 1.6.8 of the PPS, Terrace Bay's waste management system is of an appropriate size and type to accommodate present and future requirements and to facilitate, encourage, and promote reduction, re-use and recycling objectives. Waste management systems shall be located and designed in accordance with Provincial legislation and standards. An influence area should be identified within 500 m of the waste disposal facility in order to identify an area within which negative land use impacts may be experienced for proposed development of sensitive land uses.

Transportation

In order to be consistent with Section 1.6.5.1 of the PPS, the Town should ensure that transportation systems are provided which are safe, energy efficient and which facilitate the movement of people and goods, and which are appropriate to address projected needs. The Official Plan's policies should ensure the efficient use of existing and planned infrastructure (see Section 1.6.5.2 of the PPS). The Plan should also include a policy that promotes connectivity within and among transportation systems (see Section 1.6.5.3 of the PPS). In order to be consistent with Section 1.6.5.4 of the PPS, the Official Plan should promote a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and which support the development of viable choices for alternative methods of transportation such as cycling and walking.

In order to be consistent with Section 1.6.6.1 of the PPS, the policies of the Official Plan should protect corridors, rights-of-ways for transportation and infrastructure facilities to meet current and projected needs. To be consistent with Section 1.6.6.2 of the PPS, the Plan should not permit any development which would preclude or negatively affect the use of a transportation corridor for its intended purpose. The Official Plan should establish policies which prohibit lot creation that requires direct access to Highway 17. Access should be permitted via local or collector roads. Access to lots of record should be permitted if the Ministry of Transportation's safety and operational requirements are met. New commercial entrances are prohibited unless the property was zoned for such use prior to the designation of the highway.

The Plan should reference the need to consult with the Ministry of Transportation for any development proposed within the permit control area and also when a home based business or industry is proposed adjacent to a Provincial highway. The Plan should also make reference to a traffic impact study or a lumination study, which may be required in some instances to satisfy the

Ministry of Transportation's development criteria for developments adjacent to provincial highways.

In addition, the Official Plan should include a policy that encourages the preservation and re-use of abandoned corridors in accordance with Section 1.6.6.3 of the PPS.

The Official Plan should not permit new private roads and should include a policy that Council is not responsible for providing municipal services on private roads and is under no obligation to assume a private road.

Other Services

The Official Plan should include a policy about the strategic positioning of future infrastructure and public service facilities to support the effective and efficient delivery of emergency management services, as well as the co-location of such public service facilities where possible to promote cost-effectiveness.

5 Parks and Recreation

According to Section 1.5.1 of the Provincial Policy Statement, 2005, healthy and active communities are promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians and to facilitate pedestrian and non-motorized movement, including but not limited to walking and cycling, by providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parklands, facilities, open space areas, trails and where practical, water-based resources. Healthy and active communities are also provided by providing opportunities for public access to shorelines and by considering the impact of planning decisions on provincial parks, conservation reserves and conservation areas.

Recreational areas and parks included within municipal boundaries of Terrace Bay include the Lake Superior Marine National Conservation Area and Slate Islands Provincial Park. Meanwhile local recreational facilities include the Terrace Bay Cultural Centre, and a recreation centre with fitness room, sauna, squash and racquetball courts, activity/games room, an arena, swimming pool, soccer/ball diamonds, tennis courts, playgrounds and skatepark, library, and a bowling alley.

It will be an objective of the Plan to provide parks, open spaces and recreational facilities in a manner commensurate with the needs of the population. The Plan will contain a "Parks and Open Space" designation in order to recognize places for passive recreation such as parks, lands used for conservation. Public beaches, public docks, cemeteries, as well as public or private recreation facilities will also be located in the Parks and Open Spaces designation. The Parks and Open Spaces designation will not include environmentally sensitive features requiring more significant environmental protections such as provincially significant wetlands, provincially significant wetlands and conservation areas.

5.1 Policy Implications for the Official Plan

In accordance with Section 1.5.1, the Official Plan should promote healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrian and facilitate pedestrian and non-motorized movement, including but not limited to walking and cycling. The Township of Terrace Bay should promote the provision of a full range and equitable distribution of publicly accessible built and natural recreational settings, including facilities, parks, open spaces, trails and water-oriented resources. The Plan will also consider the impacts of planning decisions on provincial parks, conservation reserves and conservation areas.

6 Cultural Heritage and Archaeology

The Terrace Bay area has been settled by humans for thousands of years. Human activities have been made a significant impact on the landscape of the Town. European settlement in Terrace Bay, as discussed above, did not occur until the mid-1900s.

The intent of the Provincial Policy Statement, 2005 is that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Built heritage resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural cultural, social, political, economic or military history, and identified as being important to a community.

The Provincial Policy Statement states that “Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted”.

6.1 Cultural Heritage Landscapes

A cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. Such an area is valued by a community, and is of significance to the understanding of the history of people or place. Archaeological potential refers to “areas with the likelihood to contain archaeological resources.”

The Plan should adopt objectives and policies for the conservation of significant cultural heritage landscapes. A cultural heritage landscape can be made up of heritage buildings, structures, ruins, trees, plantings, archaeological resources or other landscape features that illustrate a historical theme or are important to the community for historic reasons. An example would be the views of Lake Superior from Highway 17 or Aguasabon Falls. The Official Plan can for example protect this view from development proposals which would detract from the aesthetic and historic value the view provides to both residents and visitors to Terrace Bay. Planning tools that are commonly used to protect such features include:

- Heritage conservation district policies, guidelines and studies;
- Area design guidelines;
- Height and setback restrictions/site plan control;
- Landscape impact assessments;
- Secondary plan policies or special areas;
- Special zoning by-laws with heritage criteria overlay;
- Subdivision agreements;
- Community improvement plans;
- Stewardship;
- Financial incentives
- Landscape conservation plans;

- Park area/corridor area management plans.

6.2 Built Heritage Resources

Built Heritage Resources are defined as ‘one or more significant buildings, structures, monuments or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community’ (Provincial Policy Statement, 2005). The *Planning Act* and the *Ontario Heritage Act* provide several options for adopting policies and approval procedures for built heritage conservation. These include:

- Demolition control by-laws;
- Interim control by-laws;
- Subdivision agreements;
- Financial incentives such as Community Improvement Plans;
- Architectural Design Guidelines;
- Heritage property listing and designation provisions;
- Heritage conservation easements;
- Recognition/role of municipal heritage committee; and
- Grants and loans for heritage conservation.

The Official Plan should establish a framework for the designation of heritage buildings and sites. The Plan should set out policies for the requirement of archaeological impact assessments and heritage impact assessments in advance of approving certain developments. Both of these assessments must be carried out by qualified professionals. Archaeological assessments must follow specific protocols and copies of the studies must be sent to the Ministry of Tourism, Culture and Sport (MTC) for their review. A heritage assessment does not have to be filed with the Ministry, although the municipality may make provision of this.

In addition, Section 2.6.3 of the PPS states that development and site alteration “may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved”.

The Ministry of Tourism, Culture and Sport keeps a database of over 5,000 protected heritage properties in the Province. To be included in this database, properties must be recognized or protected in one of the following ways:

- Designation by by-law under Part IV or Part V of the *Ontario Heritage Act*;
- Protected by a municipal heritage conservation easement;
- Owned by the Ontario Heritage Trust;
- Protected by an Ontario Heritage Trust conservation easement;

- Listed on the Ontario Heritage Bridge List;
- Protected by the federal *Heritage Railway Stations Protection Act*;
- Designated a National Historic Site; and/or
- Listed in the Canadian Register of Historic Properties.

There are no known designated heritage sites in the Township as of the writing of the Community Profile. The Official Plan should therefore provide the tools required so that Terrace Bay can designate buildings and sites that are of historic importance to the Township.

6.3 Archaeological Resources

There are about 20,000 known archaeological sites in Ontario, with 800 to 1,000 added per year as a result of archaeological investigations. Archaeological sites in Ontario include aboriginal hunting and fishing camps, ceremonial sites, spiritual places, villages, battlefields, remnants of pioneer cabins and cemeteries and shipwrecks. The municipality can obtain archaeological site locations and mapping for land use planning purposes and archaeological fieldwork under a Data Sharing Agreement with the Ministry of Culture.

The Cemeteries Act provides for the protection of burial sites in Ontario. A burial site is land containing human remains that has not been approved as a cemetery in accordance with the *Cemeteries Act* or any predecessor of it. Burial sites or artefacts associated with a burial site cannot be disturbed except on instruction by a coroner or pursuant to a site disposition agreement. Any unmarked burial site that is discovered must be reported to the police or a coroner in addition to the Ministry of Tourism and Culture.

The Province sets criteria for determining archaeological potential, while municipal approaches achieving the same objective may also be used. Lands are considered to have archaeological potential if they meet specific criteria established by the Ministry of Tourism, Culture and Sport, such as proximity to water (existing or past water bodies), presence of topographic features, pockets of sandy soil in a clay or rocky area, distinctive land formations on a property, the presence of other known burial sites or cemeteries in the area, evidence of early Euro-Canadian settlement in the area, presence of historic transportation routes, local knowledge.¹¹ Shoreline or water-oriented development especially along the Lake Superior shoreline should be screened prior to the approval of development to ensure that significant cultural and archaeological resources are conserved in keeping with the Provincial Policy Statement.

Underneath local water bodies and along shorelines there is also the potential for marine archaeological resources.

¹¹ Ministry of Tourism, Sport and Culture, Programs and Services Branch, *Criteria for Evaluating Archaeological Potential*. (Toronto: Queen's Printer for Ontario, 2012). Retrieved January 4, 2013 from [http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0478E-2/\\$File/TXT_0478E.htm](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0478E-2/$File/TXT_0478E.htm)

Archaeological potential is confirmed through studies undertaken in accordance with the *Ontario Heritage Act*. When considering whether an area has archaeological potential, reference is made to Ministry of Tourism, Culture and Sport guidelines such as:

- “Standards and Guidelines for Consultant Archaeologists”; and
- “Engaging Aboriginal Communities in Archaeology”

6.4 Adjacent Lands to Cultural Heritage Resources

Lands adjacent to protected heritage properties are also protected in the Provincial Policy Statement (2005). Section 2.6.3 of the PPS makes provision for development and site alteration on adjacent lands provided that they are evaluated and it can be demonstrated that the heritage attributes of the adjacent protected heritage property will be conserved. The Official Plan can require mitigative measures and/or alternative development approaches in order to conserve the heritage attributes of protected heritage properties should any become so designated.

6.5 Policy Implications for the Official Plan

Significant built heritage resources and significant cultural heritage landscapes should be protected in the new Official Plan in accordance with Section 2.6.1 of the PPS. Cultural heritage resources can be a significant factor in encouraging tourism to Terrace Bay and should be seen as instrument of economic development, as well as a tool for recreation, artistic expression and cultural and social awareness. The Official Plan should include policies for the identification and management of heritage resources and for their long-term protection and conservation. Where lands contain archaeological resources or areas of archaeological potential, development and site alteration should only be permitted where significant archaeological resources are conserved by removal and documentation or by preservation on-site. Where significant archaeological resources must be preserved on-site, only development and site alteration which maintains the heritage integrity of the site may be permitted, in order for the Official Plan to be consistent with Section 2.6.2 of the PPS. The Plan should include protocols for identifying heritage resources. Policies should protect archaeological and heritage resource sites that have been identified or areas that are determined to have archaeological potential. The Plan should require at least a Stage II archaeological assessment where subdivisions are proposed or where significant development or redevelopment is proposed on the shores of lakes and rivers. Where a development or change of use proposal is determined to impact a known cultural heritage or archaeological resource, it should be demonstrated that the impact will be mitigated. The Plan should include policies that protect marine archaeological resources where discovered.

In accordance with Section 2.6.3 of the PPS, development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected

heritage property should be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

7 Protecting Public Health and Safety

The Provincial Policy Statement (2005) seeks to reduce the potential for public cost or risk to Ontario's residents from natural and man-made hazards where there is an unacceptable risk to property or public health and safety. Hazards to human health and safety can include both naturally occurring hazards such as flooding or erosion or may include human-made hazards such as mine hazards, oil, gas and salt hazards or former mining and mineral aggregate extraction operations.

7.1 Natural Hazards

The Official Plan directs development outside of hazardous lands adjacent to the shoreline of Lake Superior, as well as from hazardous lands adjacent to river, stream and small inland lake systems, all of which may be impacted by flooding hazards and/or erosion hazards.

The Official Plan will also direct development away from hazardous sites, which are defined as properties that might be unsafe for development and site alteration due to naturally occurring hazards (i.e., organic soils or unstable bedrock).

Section 3.1.2 of the PPS states that development and site alteration is not permitted within:

- The dynamic beach hazard;
- Defined portions of the one hundred year flood level along connecting channels;
- Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Despite the above, development and site alteration may be permitted in certain features identified in Section 3.1.2 provided that development is limited to those uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows (i.e., Section 3.1.3 of the PPS). This is consistent with Section 3.1.2 of the PPS which permits development in the vicinity of flooding hazards, erosion hazards and/or dynamic beach hazards where it is identified that the site has safe access appropriate for the nature of the development and the natural hazard.

According to Section 3.1.4 of the PPS, development is not permitted in hazardous lands and hazardous sites where the use is an institutional use, an emergency service, or a use associated with the disposal, manufacture, treatment or storage of hazardous substances.

Section 3.1.5 of the PPS does not apply since the Plan uses a one-zone flood concept whereby flooding hazards refer to an entire flood plain as opposed to a two zone concept where some development is

permitted in a flood fringe. Currently the Environmental Protection designation in the Plan protects hazardous lands from development. However, this designation is also used to protect natural heritage features and areas. We recommend that the Environmental Protection designation be renamed to the Hazard Lands designation, and that it only be used to identify and protect hazardous lands and hazardous sites.

7.2 Human Made Hazards

Hazards are not only a result of natural conditions and occurrences, but also include lands left unsafe for development due to past human activities. These hazards have the potential to cause physical harm to humans if the lands are not utilized properly or are not rehabilitated prior to their use. Such hazards may take the form of contaminated sites, brownfields, mine hazards, oil, gas and salt hazards, or hazards associated with mineral mining and mineral aggregate resource extractive operations. The Provincial Policy Statement stipulates that development on, abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards, or former mineral mining operations or mineral aggregate extractive operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

7.3 Policy Implications for the Official Plan

In accordance with Section 3.1.1 of the PPS, the Official Plan should direct development to outside of hazardous lands adjacent to the shoreline of Lake Superior, inland lakes, river and stream systems which are impacted by flooding and/or erosion hazards and hazardous sites. In order to be consistent with Section 3.1.2 of the PPS, the Plan should not permit development in any area that would become inaccessible because of a flooding or erosion hazard unless it is demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Development should be prohibited in hazardous lands or hazardous sites except that development which is itself necessary to control flooding. In accordance with Section 3.1.3 of the PPS, only land uses which are required by their nature to locate in a floodway (i.e., flood and/or erosion control works, passive non-structural uses, etc.) may be permitted in such a flood hazard.

The Plan should set out 185.1 m flood elevation for Lake Superior which includes a 1 metre wave uprush.

The Official Plan should require a technical study to confirm the actual extent of a flood hazard for any proposed development or site alteration within the vicinity of a flood hazard. Development and site alteration should be permitted only if it is demonstrated that it will occur outside any flood hazard, and not on lands which are high points surrounded by a flood hazard. Under no circumstances will development of a sensitive land use, an essential emergency service or a use associated with the disposal, manufacture, treatment or storage of hazardous materials be permitted in a hazardous land or hazardous site (see Section 3.1.4 of the PPS).

The Plan should set out policies which require a detailed engineering study to support development proposals along the shoreline of Lake Superior, demonstrating that there will be no negative impacts posed by the proposed development.

As required by Section 3.1.6, applications for development for lands that have a history of contamination should be supported by a Phase I Environmental Site Assessment in accordance with the Environmental Protection Act. The policies should require a Phase II assessment where the need for such a study is identified the need for it (i.e., where contamination has been found). Also, prior to planning approvals for residential or other sensitive development, and where the Phase I and II ESA have identified contamination, the Plan should require a Record of Site Condition to be provided in accordance with the Environmental Protection Act and that is acknowledged by the Ministry of the Environment to confirm that the site has been remediated. The Plan should require that such acknowledgement to be provided to the Town.

Schedule B should identify the Waste Management Facility, and should identify a 500 metre influence area on lands adjacent to existing and prior waste disposal sites. The Plan should require that a study be undertaken to justify any development on lands adjacent to an opened or closed waste management facility that has not been rehabilitated. Studies should be in accordance with the Ministry of the Environment's D-Series Guidelines.

In accordance with Section 3.2.1 and 3.2.2, policies for protecting development from mine hazards should be included in the Official Plan. Development within 1000 metres of a mine hazard is permitted only if rehabilitation measures to address and mitigate known hazards are underway or completed, or that there be confirmation that the proposed development is not affected by a mine hazard. Rehabilitation as per the Mining Act is required. Known mine hazards should be shown on the Land Use Schedules of the Plan.

The Official Plan should continue to require noise feasibility and noise attenuation policies as the current Official Plan. Namely, the requirement that noise be investigated and proper mitigation measures be implemented to address noise from stationary or line sources such as highways, industries, and rail lines.

8 Physical and Natural Features

As part of creating a new Official Plan, consideration must be taken of the various physical and environmental features and components that make up the Township of Terrace Bay. As such, the Ministry of Municipal Affairs has provided extensive background information through consultations with partner ministries such as the Ministry of Northern Development and Mines, the Ministry of Agriculture, Food and Rural Affairs, the Ministry of the Environment, and the Ministry of Natural Resources in order to obtain information related to agriculture, aggregates, minerals, fisheries, wetlands and other important natural heritage and environmental features.

8.1 Agriculture

The Provincial Policy Statement states that prime agricultural lands shall be protected for long-term use. Prime agricultural areas are considered those with Classes 1 – 3 according to the Canada Land Inventory. According to the Ministry of Agriculture, Food and Rural Affairs, there are no prime agricultural areas in the Town. We note that there are currently no lands in the Town that are used for agricultural purposes. The Official Plan should encourage small-scale agriculture (i.e., backyard gardening and hen raising) where appropriate.

8.2 Mineral Aggregates

Mineral aggregate resources include sand and gravel resources used in the construction industry and extracted via pits and quarries. Section 2.5.1 of the Provincial Policy Statement (2005) intends to protect mineral aggregate resources for their long-term use. Section 2.5.2.1 of the PPS requires as much of the mineral aggregate resources as possible to be made available as close to markets as possible. According to Section 2.5.2.2 of the PPS, extraction shall occur in a way that minimizes negative social and environmental impacts. Section 2.5.2.3 requires that the conservation of mineral aggregate resources be promoted by making provision for the recovery of these resources where feasible. It is a policy of Section 2.5.2.4 of the PPS that mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations are permitted to continue without the need for an official plan amendment, re-zoning or development permit under the *Planning Act*.

There are nine (9) mineral aggregate extraction operations in the Township which are listed below. The Av Terrace Bay Inc site is located north of Terrace Bay on Aguasabon Road, while the remainder are concentrated in the Worthington Bay Road area near the west Township boundary:

- Av Terrace Bay Inc – Aggregate Permit – Pit, Max Annual Tonnage 100,000 kgs, Licensed Area 27.3 ha, Location - Mile 3, Aguasabon Road

- Jim Nichols Trucking Ltd – Aggregate Permit – Pit, Max Annual Tonnage 10,000 kgs, Licensed Area 4.56 ha, Location – Hays Lake Road;
- Norcon Construction – Aggregate Permit – Pit, Max Annual Tonnage 50,000 kgs, Licensed Area 6 ha, Location – East side of Worthington Bay Road;
- Norcon Construction – Aggregate Permit – Pit and Quarry, Max Annual Tonnage 100,000 kgs, Licensed Area 5.1 ha, Location – Worthington Bay Road;
- Superior NorthPath Construction Ltd – Aggregate Permit – Pit, Max Annual Tonnage 200,000 kgs, Licensed Area 11.2 ha, Location – 0.8 km west of Terrace Bay Waste Disposal Site;
- Corporation of the Township of Schreiber – Aggregate Permit – Pit, Max Annual Tonnage 20,000 kgs, Licensed Area 4.3 ha, Location – Worthington Bay Road.
- Corporation of the Township of Schreiber – Aggregate Permit – Pit, Max Annual Tonnage 5,000 kgs, Licensed Area 1.5 ha, Location – Worthington Bay Road.
- Esko Savela and Son Contracting Inc – Aggregate Permit – Max Annual Tonnage 7,000 kgs, Licensed Area 8 ha, Location – Worthington Bay Road
- Valentino Trucking – Aggregate Permit – Max Annual Tonnage 40,000 kgs, Licensed Area 8.25 ha, Location- Worthington Bay Road

Section 2.5.2.5 of the PPS states that in areas adjacent to or in known mineral aggregate deposits, development and activities that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the resource use would not be feasible, if the proposed land use or development serves a greater long-term public interest and if issues of public health, public safety and environmental impact are addressed. A number of areas have been identified within the Town which have potential for mineral aggregate resource extraction.

The PPS also requires that there be policies for the progressive and final rehabilitation of pits and quarries prior to their use for subsequent land uses.

The Official Plan will ensure that wayside pits, portable asphalt plants and portable concrete plants are permitted without the need for an official plan amendment, rezoning or development permit under the Planning Act.

8.3 Mining

The policies of Section 2.4.1 of the Provincial Policy Statement (2005) protect mineral and petroleum resources for their long-term use. Likewise, mineral mining operations are protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Also, in areas that are adjacent to or in known mineral deposits or known petroleum resources and in significant areas of mineral potential and significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

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

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

8.4 Natural Heritage Features and Areas

Terrace Bay is immensely rich in natural heritage. The Town's lakes, rivers, forests, animal habitats, species and natural areas makes Terrace Bay a unique community and provides ample opportunity for recreational engagement and economic development. Terrace Bay benefits from the presence of many areas of land and shoreline that remain pristine and untouched.

Section 2.1 of the 2005 Provincial Policy Statement contains policies for the protection of natural heritage features and areas for the long-term. These areas make up the Town's natural heritage system and include significant habitat of endangered or threatened species, significant wetlands and significant coastal wetlands, significant wildlife habitat, significant areas of natural and scientific interest (ANSI's), and fish habitat.

Section 2.1.2 of the PPS requires the diversity and connectivity of natural features in an area, and their long-term ecological function and biodiversity of natural heritage systems, to be maintained and restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

According to Section 2.1.3 and 2.1.4 of the PPS, development and site alteration shall not be permitted in significant wetlands, significant wildlife habitat, significant areas of scientific interest (ANSIs), fish habitat or the significant habitat of endangered and threatened species.

Development and site alteration may only be permitted in significant wildlife habitat and significant areas of natural and scientific interest where it has been demonstrated that there will be no negative impacts on the natural features or their ecological function. Development is not permitted in fish habitat unless in accordance with provincial and federal requirements according to Section 2.1.5 of the PPS.

According to Section 2.1.6 of the PPS, development and site alteration is not permitted on adjacent lands to significant habitat of endangered and threatened species, significant wetlands and coastal wetlands, significant wildlife habitat and areas of natural and scientific interest unless the ecological function of these adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural heritage features or on their ecological functions. According to the PPS, "adjacent lands" are defined as "*those lands which are contiguous to a particular natural heritage feature or area where it is likely that development or site alteration would have a negative impact. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective*". The Ministry of Natural Resources publishes information on adjacent lands in the *Natural*

*Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement.*¹² Specifically, the adjacent lands for natural heritage features and areas identified in the PPS and to be included in the Official Plan include:

- Significant habitat of endangered and threatened species → 120 m;
- Significant wetlands and significant coastal wetlands → 120 m;
- Significant wildlife habitat → 120 m;
- Significant areas of natural and scientific interest – life science → 120 m;
- Significant areas of natural and scientific interest – earth science → 50 m;
- Fish habitat → inland lake trout lake (at capacity) on Canadian Shield – 300 m/all other fish habitat – 120 m.

Therefore, development proposals within these adjacent lands distances will be evaluated to ensure that there is no negative impact on any of the identified features above.

8.5 Water – Protecting our Lakes and Drinking Water

A significant part of the appeal of Terrace Bay lies in the presence of lakes and rivers upon which visitors and residents build seasonal homes where they can enjoy recreational amenities such as swimming, boating, and fishing. In order to maintain and enhance Terrace Bay's attractiveness for shoreline residential land uses the Plan needs to prioritize the protection and enhancement of the Town's lake and river environments.

8.5.1 Waterfront Development

Stringent policies are required to protect sensitive lakes and lakes which have lake trout populations. As we noted above in Section 9.4 - Natural Heritage Features and Areas, lakes which have reached their development capacity or which are `cold water lakes` conducive to the reproduction of lake trout require more stringent development controls. While no "at-capacity" lakes have been identified as of writing, information provided by the Ministry of Natural Resources suggests that Kecil Lake *may* be at-capacity. Given the presence of such concerns, future development should be evaluated carefully to (1) identify whether Kecil Lake is in fact at-capacity for new development, (2) what the remaining capacity for development on Kecil Lake is, and (3) how development should occur on Kecil Lake or any other water body that is considered to be "at-capacity" for new development. In accordance with criteria established by the Ministry of the Environment for development adjacent to (within 300 metres) of an at-capacity water body and for lakes which are considered to be lake trout lakes, new lot creation and other planning approvals should only be permitted if:¹³

¹² Ontario Ministry of Natural Resources, *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005, Second Edition* (Toronto: Queen's Printer for Ontario, 2010), p. 42.

¹³ Ontario Ministry of the Environment, *Lakeshore Capacity Assessment Handbook: Protecting Water Quality in Inland Lakes on Ontario's Precambrian Shield* (Toronto, Queen's Printer for Ontario, 2010),

- The application is to separate existing habitable dwellings, each of which is on a lot capable of supporting a Class 4 sewage disposal system, provided that the land use would not change and there would be no net increase in the phosphorous loading to the lake;
- Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lakes.

Any and all development adjacent to a lake trout lake or a lake that is at-capacity should be reviewed according to the requirements of the *Lakeshore Capacity Assessment Handbook*.

The policies for development in the Rural Area and the Terrace Waterfront District will also reflect good shoreline management principles such as the maintenance of shorelines in their natural state while providing for environmentally and aesthetically appropriate shoreline access corridors. The Official Plan should provide for a 30 metre setback for any and all shoreline development (including septic systems) from the Town's water bodies as it reflects best management practices for shorelines. The establishment of a natural vegetation buffer within this setback is critical for maintaining healthy shoreline habitat. Shorelines are where fish spawn, insects (which fish eat) mate, where birds nest and where turtles lay eggs. Mammals on the land also congregate along the shorelines since it is closest to their source of drinking water. When development is not carefully planned for and where it disturbs these features, it affects all of these organisms¹⁴, this is why the shoreline is often referred to as a "ribbon of life". Approximately 70% of land-based animals (and 90% of aquatic plants and animals) rely on this critical area.¹⁵ Lakes where shoreline vegetation is cleared in favour of lawns are more susceptible to issues related to eutrophication and diminished water quality (see Figure 13 and Figure 14). Fewer root systems means less filtration of runoff water and sediments from sewage disposal systems (see Figure 14). It also prevents erosion of shoreline areas and provides much needed shade for fish and other species that frequent shoreline areas (see Figure 15). Lower water quality translates into poor fish habitat and a reduced appeal to tourists (See Figure 13). Given the critical importance of both fisheries and tourism to the Town, as well as the value to residents of a healthy environment, we recommend that policies be established to prevent the removal of a natural vegetation buffer adjacent to shorelines when considering new development. The 30 meter setback has been recommended as a natural vegetation buffer since 1974 when the Ministry of Natural Resources and the Ministry of the Environment formed a joint committee to look for precautionary measures to protect lakes. A 30 meter setback was recommended to apply to

¹⁴ For more on the importance of a healthy shoreline buffer, see:

Peterborough Greenup, *Restoring Healthy Shorelines Fact Sheet* (Peterborough: Peterborough Green-Up, 2012). Retrieved May 10, 2012 from http://www.lakeland.greenup.on.ca/documents/Restoring_Healthy_Shorelines.pdf ;

District of Muskoka, *Shoreline Vegetative Buffers* (Bracebridge: District of Muskoka Planning and Economic Development Department, 2003). Retrieved May 11, 2012 from (District of Muskoka, Planning and Economic Development Department, 2003)

Department of Fisheries and Oceans and Cottage Life Magazine, *The Shore Primer: A Cottager's Guide to a Healthy Waterfront* (Burlington & Toronto: Fisheries and Oceans Canada, and Cottage Life Magazine, 2008). Retrieved May 11, 2012 from

¹⁵ District of Muskoka, 2003; and Kipp, S. And C. Callaway. *On the Living Edge: Your Handbook to Waterfront Living* (Ottawa: Rideau Valley Conservation Authority, 2003)

Portland Water District, *Lakes Like Less Lawn* (Portland, ME., Portland Water District, 2004). Retrieved May 11, 2012 from http://www.pwd.org/pdf/water_resources/LLL.pdf

cottages and sewage disposal systems. According to a study by the District of Muskoka, there has since been broad consensus from a variety of scientific studies that 30 meters was the best buffer distance in order to protect fish and other wildlife habitat. We support the establishment of a 30 meter buffer between newly constructed cottages or permanent homes, and for sewage disposal systems. Exceptions can be made for a “shoreline activity area”, which is discussed below. Where this setback is not possible to be achieved, a study can be undertaken to justify a decreased setback. Within this setback, we support policies which require vegetation to be maintained, providing for a shoreline activity area (discussed next). Site plan control or a Development Agreement under Section 51(26) of the *Planning Act* may be used to implement these measures.

Figure 14: Impact of Lawns on Lake Environments

(Source: Department of Fisheries and Oceans and Cottage Life Magazine, 2008)

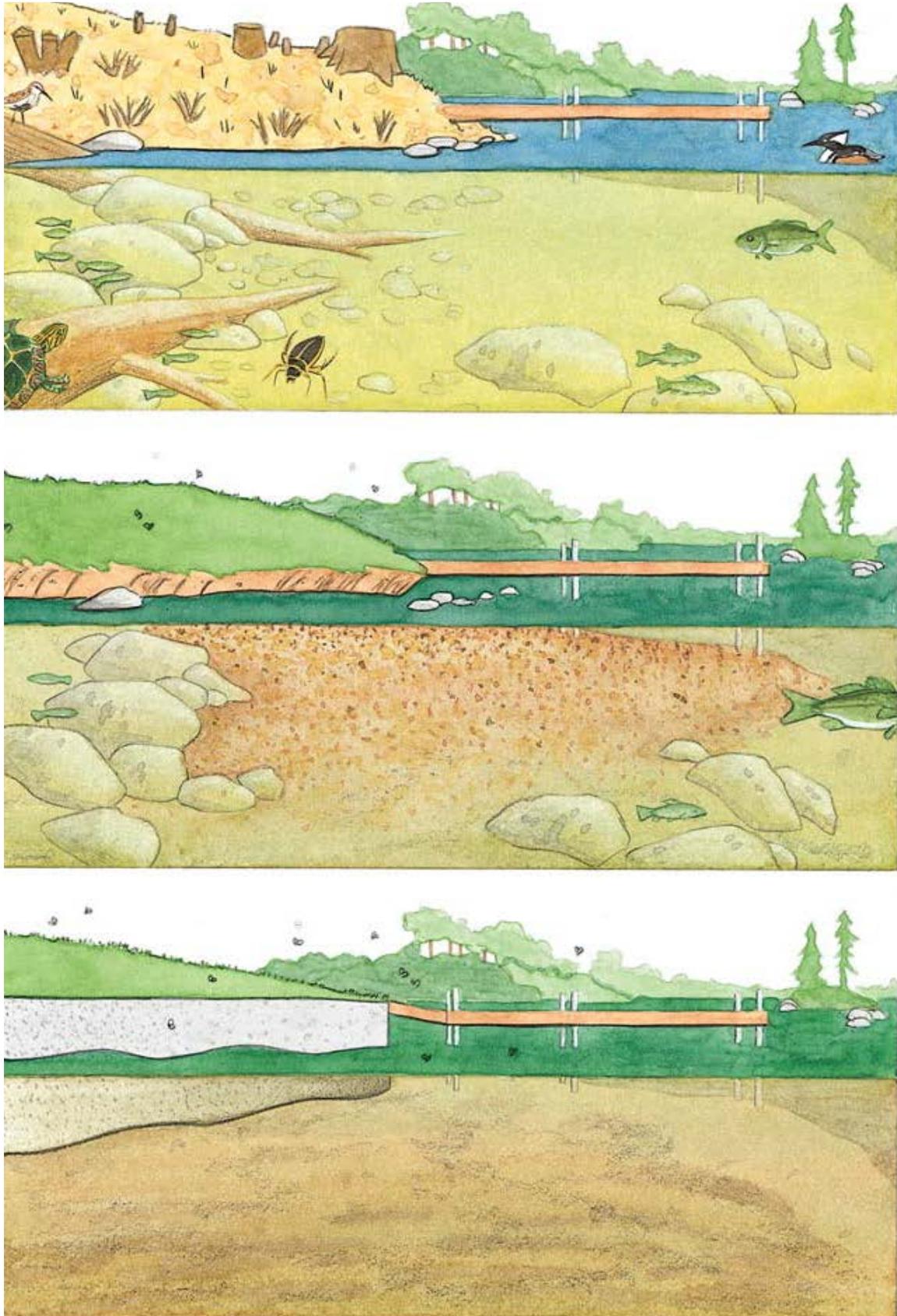
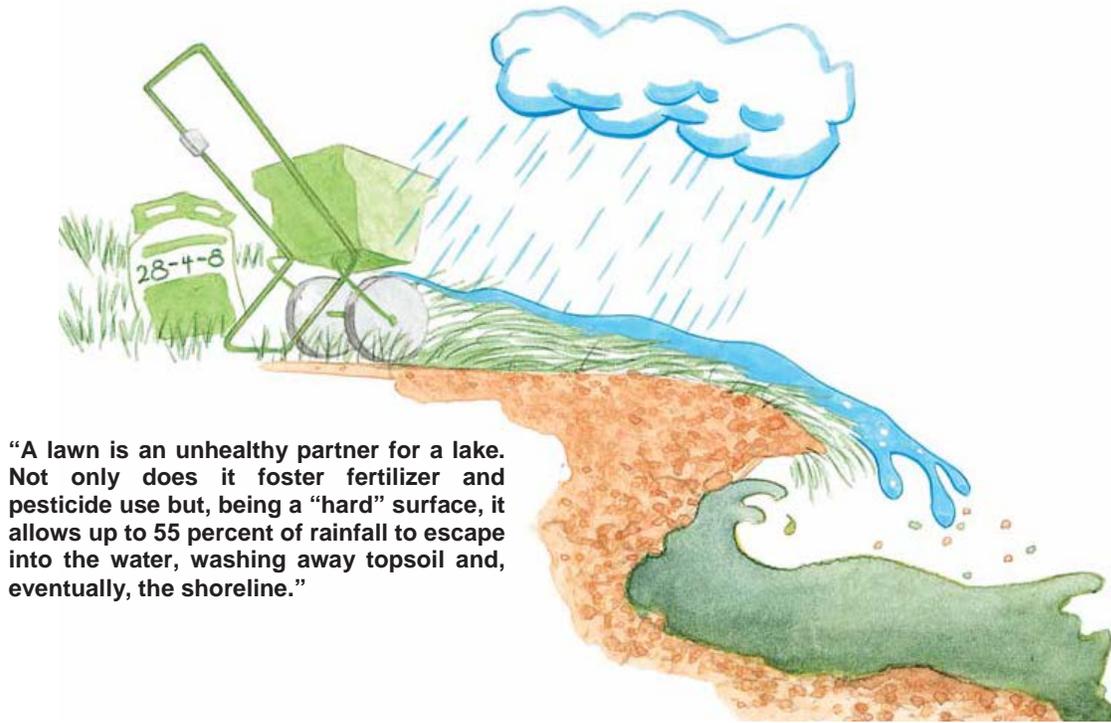


Figure 15: Impact of Lawns on Lake Environments

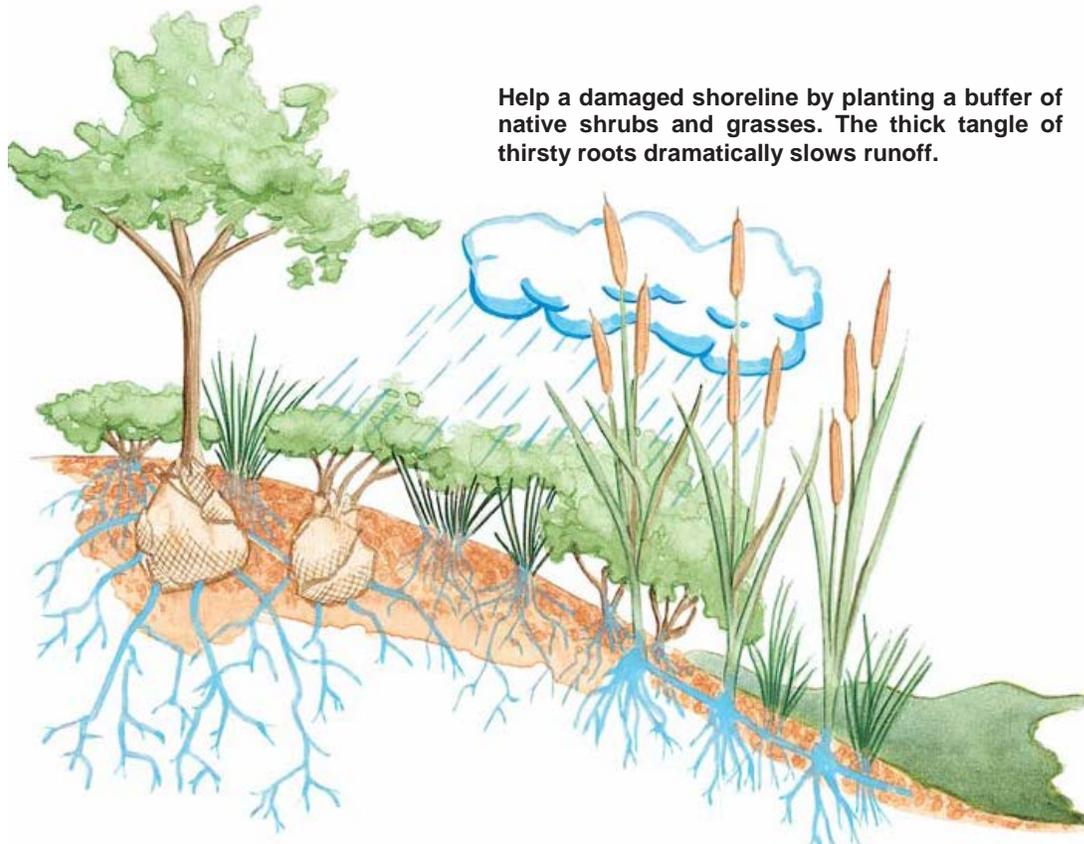
(Source: Department of Fisheries and Oceans and Cottage Life Magazine, 2008)



“A lawn is an unhealthy partner for a lake. Not only does it foster fertilizer and pesticide use but, being a “hard” surface, it allows up to 55 percent of rainfall to escape into the water, washing away topsoil and, eventually, the shoreline.”

Figure 16: How Shoreline Vegetation Helps

(Source: Department of Fisheries and Oceans and Cottage Life Magazine, 2008)



Help a damaged shoreline by planting a buffer of native shrubs and grasses. The thick tangle of thirsty roots dramatically slows runoff.

A shoreline activity area is an area that may be cleared within the natural vegetation buffer, in order to provide access to shoreline lots. Within the shoreline activity area, lands may be used for locating accessory buildings or structures which need to be located near the water (i.e., a boathouse or a dock), and may be used for swimming, boat launching or other lake-related recreational activities. For example, an application to create a new shoreline residential parcel of land may be approved, subject to the condition that an agreement be entered into providing for the maintenance of shoreline vegetation. A pathway constructed of environmentally benign materials (i.e., woodchips) is permitted, and a shoreline area such as a beach or a dock would also be permitted up to a limited amount of a shoreline lot's frontage on the water (e.g., 20% of the frontage). Tree clearing is permitted only for pruning and to create a small view corridor. This results in more attractive shoreline scenery and makes the Town a more appealing place to live (see Figure 16).

Figure 17: Modified versus Healthy Shoreline¹⁶



¹⁶ Image Source: Maine Department of Environmental Protection, *Shoreline Landscaping for Lake Protection*, 2012. Retrieved May 11, 2012 from <http://www.maine.gov/dep/land/watershed/bufa.html>

The Official Plan should also state Council's intent in protecting waterbodies, and in exploring ways of improving water quality (e.g., pursuing municipal by-laws to restrict the use of fertilizers and pesticides).

We also support the inclusion of policies that facilitate the undertaking of lake management plans by lake and cottagers associations in order to support lake specific water quality and ecological management goals of lake users.

8.5.2 Ensuring Safe and Clean Drinking Water

Section 2.2.1 of the Provincial Policy Statement (2005) requires planning authorities to protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for planning and by minimizing potential negative impacts to the water supply. Planning authorities shall also identify surface water features, groundwater features, hydrologic functions and natural features and areas which are necessary for the ecological and hydrological integrity of the watershed, and shall implement necessary restrictions on development and site alteration to protect municipal drinking water supplies and designated vulnerable areas. Wellhead Protection Areas are located in the urban settlement area and are shown on....

Planning authorities shall also promote the efficient and sustainable use of water resources and shall promote water conservation practices. It shall be ensured that stormwater management practices minimize stormwater volumes and contaminant load and maintain or increase the extent of vegetative and pervious surfaces.

8.6 Policy Implications for the Official Plan

Agriculture Implications for the Official Plan

Policies should be included in the Plan to permit agricultural uses in the rural area and to protect agriculture from conflicting land uses. The Official Plan should include policies that require new development to comply with the Minimum Distance Separation (MDS) Formulae. The Plan should encourage support for local agricultural products and should encourage the establishment of community gardens.

Aggregate Resources Implications for the Official Plan

The Official Plan should contain policies that protect the pockets of mineral aggregate resources that exist in the Town for their long-term use as per Section 2.5.1 of the PPS. The Official Plan should set out policies ensuring that extraction occurs in a safe and environmentally safe manner, as required by Section 2.5.2.2 of the PPS. Policies are required that provide for the recovery of mineral aggregate resources where possible (see Section 2.5.2.3 of the PPS). Mineral aggregate deposits should be protected from activities that would preclude or hinder the establishment of new operations or access to the resources unless the resource use is shown not to be feasible, the proposed development or land use serves a greater long-term public interest and issues of public

health, public safety and environmental impact area addressed, as required by Section 2.5.2.5 of the PPS.

As required by Section 2.5.2.4 of the PPS, policies are also required that protect existing mineral aggregate operations from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.

Schedules to the Official Plan should designate licensed pits and quarries and should show areas with potential for mineral aggregate resource extraction.

As per Section 2.5.5.1, nothing in the section of the Official Plan regarding mineral aggregate resources shall prevent the use of lands for wayside pits and quarries as well as portable concrete plants and portable asphalt plants used by public authorities and their subcontractors. These shall be permitted without need of a rezoning or official plan amendment except in those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

Mining Policy Implications for the Official Plan

The Official Plan requires a statement that protects mineral resources for their long-term use as per Section 2.4.1 of the PPS. It shall be a policy of the Official Plan that mineral mining operations be protected from development and site alteration which would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact (as per Section 2.4.2.1 of the PPS). In accordance with Section 2.4.2.2 of the PPS, it shall be a policy of the Plan that areas that are adjacent to or in known mineral deposits or known petroleum resources and in significant areas of mineral potential and significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

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

Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be completed where feasible (as required by Section 2.5.3.1).

An area of significant mineral potential shown on Appendix 2 shall be identified on the land use schedule to the Official Plan.

Natural Heritage Features and Areas Policy Implications for the Official Plan

In order to be consistent with Section 2.1 of the PPS, the Official Plan should prohibit development and site alteration in significant habitat of endangered species and threatened species as well as in significant wetlands and coastal wetlands. The policies of the Plan should state that development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements. The Plan should specify that development is not permitted in significant wildlife habitat or significant areas of natural and scientific interest unless it is demonstrated that there should be no negative impacts on the natural features or their ecological functions. Development and site alteration should not be permitted on lands adjacent to the natural heritage features listed unless the ecological functions of those lands have been evaluated it has been demonstrated through an environmental impact study completed by a qualified individual that there will be no negative impacts on the natural features or their ecological functions. The policies of the Official Plan should include specific reference the adjacent lands distances established in the *Natural Heritage Reference Manual*.

The Official Plan should also include some general policy statements about the importance of natural heritage features and areas to the quality of life in Terrace Bay as well as their importance in attracting tourists to the region.

Natural heritage features and areas that should be identified on the land use schedule include:

- Deer yards
- Provincially significant wetlands;
- Cold water (lake trout) lakes;
- Fish spawning areas;
- Conservation Reserve

Water Implications for the Official Plan

The Official Plan should recognize existing and potential areas that can be used for lakeshore recreational development. The policies should also prioritize the sustainable management of shoreline resources including the maintenance of a natural vegetation buffer in front of new shoreline oriented dwellings. The Official Plan should contain policies for the protection of lakes which are deemed to be at their development capacity or which are coldwater lake trout lakes. In accordance with criteria established by the Ministry of the Environment for development adjacent to (within 300 metres) of an at-capacity water body and for lakes which are considered to be lake trout lakes, new lot creation and other planning approvals should only be permitted if:

- The application is to separate existing habitable dwellings, each of which is on a lot capable of supporting a Class 4 sewage disposal system, provided that the land use would not change and there would be no net increase in the phosphorous loading to the lake;
- Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or

- Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lakes.

Any and all development adjacent to a lake trout lake or a lake that is at-capacity should be reviewed according to the requirements of the Lakeshore Capacity Assessment Handbook.

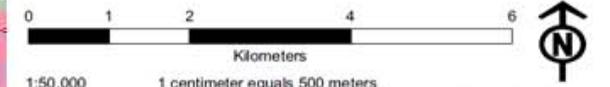
The Official Plan should also promote the use of lake management planning to address lake-specific planning concerns.

The Official Plan should protect, improve and restore the quality and quantity of water by using the watershed as the ecologically meaningful scale of planning, as required by Section 2.2.1 of the PPS. In the areas shown on Error! Reference source not found. as a wellhead protection area development and site alteration is restricted to ensure the protection of drinking water resources. The wellhead protection areas as seen on Error! Reference source not found. above should be identified on the Official Plan schedule. Within these areas development should be controlled where it is deemed to pose a threat to the quality or quantity of the drinking water source in order to minimize potential negative impacts to groundwater, as per Section 2.2.1 and 2.2.1 of the PPS. The boundary of a Wellhead Protection Area (WHPA) can be modified by amendment to the Plan and where modified through additional study or where the use of a municipal well is to be discontinued.

The Official Plan should include a general policy statement on the importance of protecting and improving the water quality in the Terrace Bay area, and should promote the efficient and sustainable use of water resources in the Town as per Section 2.2.1 of the PPS.

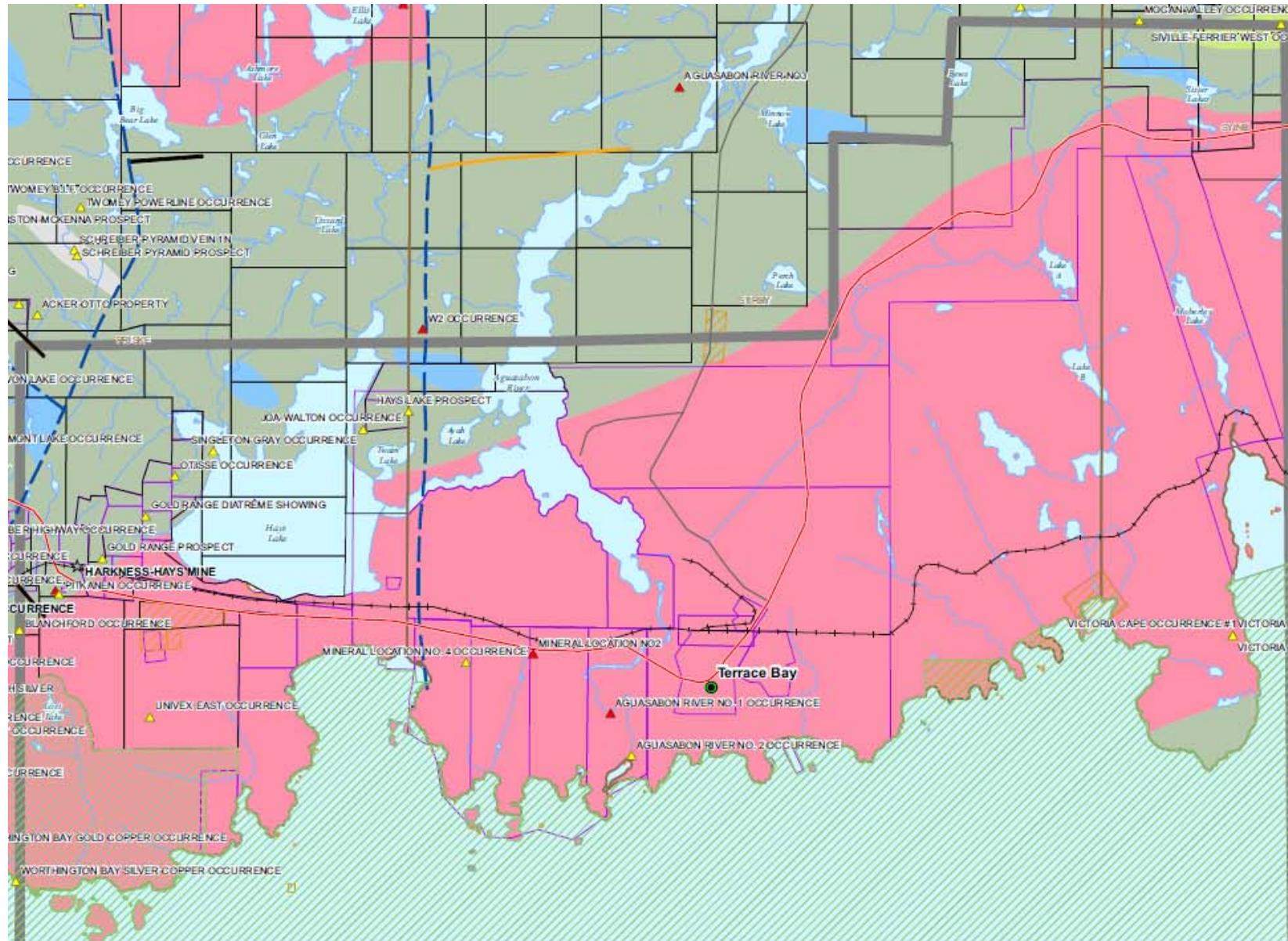
Appendix 1: Bedrock Geology and Mineral Deposits

Township of Terrace Bay: Mineral Deposit Inventory and Geology

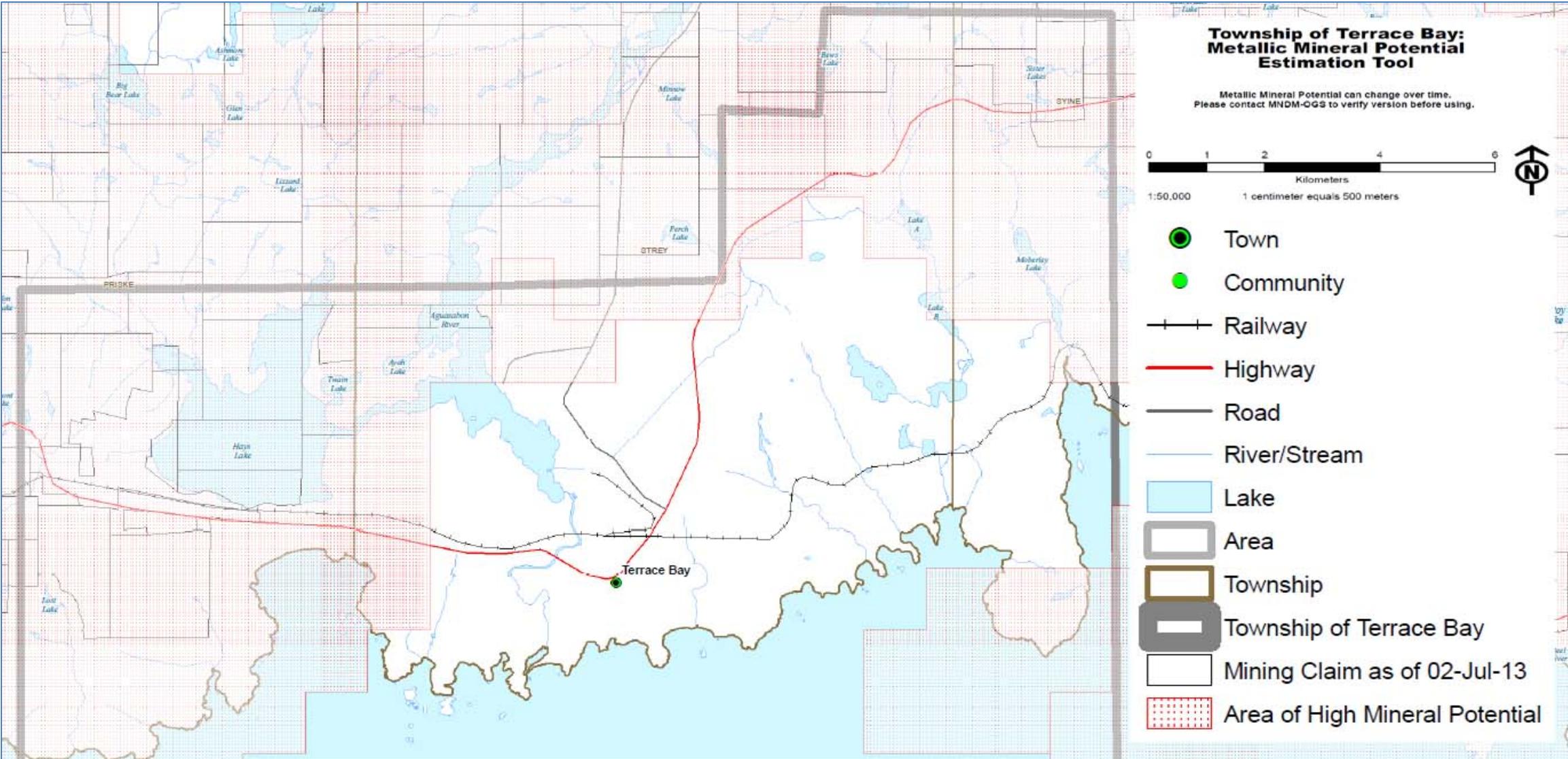


- Mineral Deposit Inventory (MDI)
- STATUS**
- ★ Producing Mine
 - ☆ Past Producing Mine w/o Reserves
 - ★ Past Producing Mine w/ Reserves
 - ▲ Developed Prospect w/o Reserves
 - ▲ Developed Prospect w/ Reserves
 - ▲ Prospect
 - ▲ Occurrence
 - ▲ Discretionary Occurrence
 - Railway
- Town
 - Community
 - Highway
 - Road
 - Fault
 - Iron Formation
 - Dike
 - River/Stream
 - Lake
 - Park
 - Area
 - Township
 - Township of Terrace Bay
 - Mining Claim as at 02-Jul-13
 - Alienation
- Disposition (lease or patent)

- Bedrock Geology**
- Unit, Description**
- 15, Massive granodiorite to granite
 - 11, Gneissic tonalite suite
 - 10, Mafic and ultramafic rocks
 - 7, Metasedimentary rocks
 - 6, Felsic to intermediate metavolcanic rocks
 - 5, Mafic to intermediate metavolcanic rocks
 - 4, Mafic to ultramafic metavolcanic rocks
 - 3, Mafic metavolcanic and metasedimentary rocks
 - 2, Felsic to intermediate metavolcanic rocks
 - 1, Metasedimentary rocks and mafic to ultramafic metavolcanic rocks



***Appendix 2: Metallic Mineral Potential Estimation Tool
(MMPET) Index***



Appendix 3: Natural Heritage Features

Appendix 4: Provincial Policy Statement Review Table

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
1.0 Building Strong Communities		
<p>1.1.2 - Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p>	<p>2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>3.9 – Intensification and Infill</p>
<p>1.1.3.1 - Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.</p>	<p>2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area</p>
<p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on:</p> <ol style="list-style-type: none"> a. densities and a mix of land uses which: <ol style="list-style-type: none"> 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and b. range of uses and opportunities for <i>intensification</i> and <i>redevelopment</i> in accordance with the criteria in policy 1.1.3.3. 	<p>2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area</p>
<p>1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<p>2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>3.9 – Intensification and Infill 7.2.1 – General Policies for the Urban Settlement Area</p>
<p>1.1.3.4 – Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.</p>	<p>2.11 – Policy Implications for the Official Plan</p>	<p>3.9 – Intensification and Infill 7.2.1 – General Policies for the Urban Settlement Area</p>
<p>1.1.3.5 Planning authorities shall establish and implement minimum targets for <i>intensification</i> and <i>redevelopment</i> within built-up areas. However, where provincial targets are established through <i>provincial plans</i>, the provincial target shall represent the minimum target for affected areas.</p>	<p>2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>3.9 – Intensification and Infill</p>
<p>1.1.3.6 Planning authorities shall establish and implement phasing policies to ensure that specific targets for <i>intensification</i> and</p>	<p>2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<i>redevelopment</i> are achieved prior to, or concurrent with, new development within <i>designated growth areas</i> .		
1.1.3.7 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure</i> and <i>public service facilities</i> .	2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)	7.2.1 – General Policies for the Urban Settlement Area 8.8.2 – Plan of Subdivision/Condominium
1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> required to meet current and projected needs.	2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing) 4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)	7.2.1 – General Policies for the Urban Settlement Area 8.8.2 – Plan of Subdivision/Condominium
1.1.3.9 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that: a. sufficient opportunities for growth are not available through <i>intensification, redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon; b. the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available are suitable for the development over the long term and protect public health and safety; c. in <i>prime agricultural areas</i> : 1. the lands do not comprise <i>specialty crop areas</i> ; 2. there are no reasonable alternatives which avoid <i>prime agricultural areas</i> ; and 3. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i> ; and d. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are mitigated to the extent feasible. In determining the most appropriate direction for expansions to the boundaries of <i>settlement areas</i> or the identification of a <i>settlement area</i> by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.	2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)	7.2.1.1 – Modifying the Urban Settlement Area
1.1.4.1 In rural areas located in municipalities: a. permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential	2.10 – Rural Area 2.11 – Policy Implications for the Official Plan (Population, Demographics	7.3 – Rural Area 7.3.1 – Rural Designation

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>development and other rural land uses;</p> <ul style="list-style-type: none"> b. development shall be appropriate to the <i>infrastructure</i> which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this <i>infrastructure</i>; c. new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the <i>minimum distance separation formulae</i>; d. development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted; e. locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses; f. opportunities should be retained to locate new or expanding land uses that require separation from other uses; and g. recreational, tourism and other economic opportunities should be promoted. 	<p>and Housing)</p>	
<p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:</p> <ul style="list-style-type: none"> a. managing and/or promoting growth and development; b. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; c. <i>infrastructure, public service facilities and waste management systems</i>; d. ecosystem, shoreline and watershed related issues; e. natural and human-made hazards; and f. population, housing and employment projections, based on <i>regional market areas</i>. 	<p>3.3 – Policy Implications for the Official Plan (Economic Development)</p>	<p>1.2 - Coordination</p>
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by</p> <ul style="list-style-type: none"> a. providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c. planning for, protecting and preserving <i>employment areas</i> for current and future uses; and d. ensuring the necessary <i>infrastructure</i> is provided to support current and projected needs 	<p>3.3 – Policy Implications for the Official Plan (Economic Development)</p>	<p>3.5 – Economic Development 7.3.1 – General Policies for the Urban Settlement Area</p> <p>Note: There are no designated “employment lands” in the Official Plan.</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>1.3.2 Planning authorities may permit the conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i>, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<p>n/a – no employment lands designated</p>	<p>n/a – no employment lands designated</p>
<p>1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i> identified in policy 1.4.3, planning authorities shall:</p> <ul style="list-style-type: none"> a. maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and b. maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans. 	<p>2.7 – Land Supply 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area 7.2.2 – Residential Area</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by:</p> <ul style="list-style-type: none"> a. establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households</i>. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; b. permitting and facilitating: <ul style="list-style-type: none"> 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and 2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3; c. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and e. establishing development standards for <i>residential intensification</i>, 	<p>2.6 – Household Characteristics 2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>3.2 – Affordable Housing 3.8 – Intensification and Infill 7.2.2 – Residential Area</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p><i>redevelopment</i> and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>		
<p>1.5.1 Healthy, active communities should be promoted by:</p> <ul style="list-style-type: none"> a. planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling; b. providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, waterbased resources; c. providing opportunities for public access to shorelines; and d. considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas. 	<p>5 – Policy Implications for the Official Plan (Parks and Recreation)</p>	<p>3.10 – Parks, Recreation and Healthy Communities</p>
<p>1.6.1 <i>Infrastructure</i> and <i>public service facilities</i> shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.</p> <p>Planning for <i>infrastructure</i> and <i>public service facilities</i> shall be integrated with planning for growth so that these are available to meet current and projected needs.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9 – Public Service Facilities and Infrastructure 3.9.1.3 – Policies – Water, Wastewater and Stormwater</p>
<p>1.6.2 The use of existing <i>infrastructure</i> and <i>public service facilities</i> should be optimized, wherever feasible, before consideration is given to developing new <i>infrastructure</i> and <i>public service facilities</i>.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.1.3 – Policies – Water, Wastewater and Stormwater</p>
<p>1.6.3 <i>Infrastructure</i> and <i>public service facilities</i> should be strategically located to support the effective and efficient delivery of emergency management services.</p> <p>Where feasible, <i>public service facilities</i> should be collocated to promote cost-effectiveness and facilitate service integration.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.5 – Protection and Education Services</p>
<p>1.6.4.1 Planning for <i>sewage and water services</i> shall:</p> <ul style="list-style-type: none"> a. direct and accommodate expected growth in a manner that promotes the efficient use of existing: <ul style="list-style-type: none"> 1. <i>municipal sewage services</i> and <i>municipal water services</i>; and 2. <i>private communal sewage services</i> and <i>private communal water services</i>, where <i>municipal sewage services</i> and <i>municipal water services</i> are not available; b. ensure that these systems are provided in a manner that: 	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area 3.9.1 – Water, Wastewater and Stormwater 7.3.1 – Rural Designation</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<ul style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is financially viable and complies with all regulatory requirements; and protects human health and the natural environment; c. promote water conservation and water use efficiency; d. integrate servicing and land use considerations at all stages of the planning process; and e. subject to the hierarchy of services provided in policies 1.6.4.2, 1.6.4.3 and 1.6.4.4, allow lot creation only if there is confirmation of sufficient <i>reserve sewage system capacity</i> and <i>reserve water system capacity</i> within <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i>. The determination of sufficient <i>reserve sewage system capacity</i> shall include treatment capacity for hauled sewage from <i>private communal sewage services</i> and <i>individual on-site sewage services</i>. 		
<p>1.6.4.2 <i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i>. <i>Intensification</i> and <i>redevelopment</i> within <i>settlement areas</i> on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible.</p>	4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)	7.2.1 – General Policies for the Urban Settlement Area
<p>1.6.4.3 Municipalities may choose to use <i>private communal sewage services</i> and <i>private communal water services</i>, and where policy 1.6.4.4 permits, <i>individual on-site sewage services</i> and <i>individual onsite water services</i>, where:</p> <ul style="list-style-type: none"> a. <i>municipal sewage services</i> and <i>municipal water services</i> are not provided; and b. the municipality has established policies to ensure that the services to be provided satisfy the criteria set out in policy 1.6.4.1. 	4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)	3.9.1 – Water, Wastewater and Stormwater
<p>1.6.4.4 <i>Individual on-site sewage services</i> and <i>individual on-site water services</i> shall be used for a new development of five or less lots or private residences where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not provided and where site conditions are suitable for the long-term provision of such services. Despite this, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used to service more than five lots or private residences in <i>rural areas</i> provided these services are solely for those uses permitted by policy 1.1.4.1(a) and site conditions are suitable for the long-term provision of such services.</p>	4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)	7.3.1 – Rural Designation
<p>1.6.4.5 <i>Partial services</i> shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a. where they are necessary to address failed <i>individual on-site sewage</i> 	4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)	7.3.1 – Rural Designation

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p><i>services</i> and <i>individual on-site water services</i> in existing development; and</p> <p>b. within <i>settlement areas</i>, to allow for infilling and rounding out of existing development on <i>partial services</i> provided that:</p> <ol style="list-style-type: none"> 1. the development is within the <i>reserve sewage system capacity</i> and <i>reserve water system capacity</i>; and 2. site conditions are suitable for the long-term provision of such services. 		
<p>1.6.5.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.3.1 – Provincial Highways</p>
<p>1.6.5.2 Efficient use shall be made of existing and planned <i>infrastructure</i>.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9 – Public Service Facilities and Infrastructure</p>
<p>1.6.5.3 Connectivity within and among <i>transportation systems</i> and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.3 - Transportation 8.10.2 – Plan of Subdivision / Condominium</p>
<p>1.6.5.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>7.2.1 – General Policies for the Urban Settlement Area</p>
<p>1.6.6.1 Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and <i>infrastructure</i> facilities to meet current and projected needs.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.4 – Infrastructure Corridors</p>
<p>1.6.6.2 Planning authorities shall not permit <i>development</i> in <i>planned corridors</i> that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.4 – Infrastructure Corridors</p>
<p>1.6.6.3 The preservation and reuse of abandoned corridors for purposes that maintain the corridor’s integrity and continuous linear characteristics should be encouraged, wherever feasible.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.4 – Infrastructure Corridors</p>
<p>1.6.8.1 <i>Waste management systems</i> need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.</p> <p><i>Waste management systems</i> shall be located and designed in accordance with provincial legislation and standards.</p>	<p>4.8 – Policy Implications for the Official Plan (Public Service Uses and Infrastructure)</p>	<p>3.9.2 – Waste Management Facility</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <ul style="list-style-type: none"> a. optimizing the long-term availability and use of land, resources, <i>infrastructure</i> and <i>public service facilities</i>; b. maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets; c. promoting the redevelopment of <i>brownfield sites</i>; d. providing for an efficient, cost-effective, reliable <i>multi-modal transportation system</i> that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs; e. planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and <i>sensitive land uses</i> are appropriately designed, buffered and/or separated from each other to prevent <i>adverse effects</i> from odour, noise and other contaminants, and minimize risk to public health and safety; f. providing opportunities for sustainable tourism development; g. promoting the sustainability of the agrifood sector by protecting agricultural resources and minimizing land use conflicts; and h. providing opportunities for increased energy generation, supply and conservation, including <i>alternative energy systems</i> and <i>renewable energy systems</i>. 	<p>3.3 – Policy Implications for the Official Plan (Economic Development)</p>	<p>8.5 – Community Improvement</p>
<p>1.8.1 Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:</p> <ul style="list-style-type: none"> a. promote compact form and a structure of nodes and corridors; b. promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed; c. focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit, where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future; d. improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and e. promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation. 	<p>2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)</p>	<p>1.5 – Objectives of the Plan 2.6.1 – Growth Related Community Change 7.2.1 – General Policies for the Urban Settlement Area 7.2.2 – Residential Area 7.2.4 – Commercial and Institutional Area</p>

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
1.8.2 Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs and the use of <i>renewable energy systems</i> and <i>alternative energy systems</i> , where feasible.	2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)	7.3 – Rural Area
1.8.3 <i>Alternative energy systems</i> and <i>renewable energy systems</i> shall be permitted in <i>settlement areas</i> , <i>rural areas</i> and <i>prime agricultural areas</i> in accordance with <i>provincial and federal requirements</i> . In <i>rural areas</i> and <i>prime agricultural areas</i> , these systems should be designed and constructed to minimize impacts on agricultural operations.	2.11 – Policy Implications for the Official Plan (Population, Demographics and Housing)	3.14 – Renewable and Alternative Energy Systems
2.0 Wise Use and Management of Resources		
2.1.1 Natural features and areas shall be protected for the long term.	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas
2.1.2 The diversity and connectivity of natural features in an area, and the long-term <i>ecological function</i> and biodiversity of <i>natural heritage systems</i> , should be maintained, restored or, where possible, improved, recognizing linkages between and among <i>natural heritage features and areas</i> , <i>surface water features</i> and <i>ground water features</i> .	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas
2.1.3 <i>Development</i> and <i>site alteration</i> shall not be permitted in: a. <i>significant</i> habitat of <i>endangered species</i> and <i>threatened species</i> ; b. <i>significant wetlands</i> in Ecoregions 5E, 6E and 7E; and c. <i>significant coastal wetlands</i> .	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas
2.1.4 <i>Development</i> and <i>site alteration</i> shall not be permitted in: a. <i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E; b. <i>significant woodlands</i> south and east of the Canadian Shield ; c. <i>significant valleylands</i> south and east of the Canadian Shield; d. <i>significant wildlife habitat</i> ; and e. <i>significant areas of natural and scientific interest</i> unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i> .	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas
2.1.5 <i>Development</i> and <i>site alteration</i> shall not be permitted in <i>fish habitat</i> except in accordance with <i>provincial and federal requirements</i>	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas
2.1.6 <i>Development</i> and <i>site alteration</i> shall not be permitted on <i>adjacent lands</i> to the <i>natural heritage features and areas</i> identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the <i>ecological function</i> of the <i>adjacent lands</i> has been evaluated and it has	8.4 – Natural Heritage Features and Areas 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.1 – Natural Heritage Features and Areas

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>been demonstrated that there will be no <i>negative impacts</i> on the natural features or on their <i>ecological functions</i>.</p>		
<p>2.2.1 Planning authorities shall protect, improve or restore the <i>quality and quantity of water</i> by:</p> <ul style="list-style-type: none"> a. using the <i>watershed</i> as the ecologically meaningful scale for planning; b. minimizing potential <i>negative impacts</i>, including cross-jurisdictional and cross<i>watershed</i> impacts; c. identifying <i>surface water features, ground water features, hydrologic functions and natural heritage features and areas</i> which are necessary for the ecological and hydrological integrity of the <i>watershed</i>; d. implementing necessary restrictions on <i>development and site alteration</i> to: <ul style="list-style-type: none"> 1. protect all municipal drinking water supplies and <i>designated vulnerable areas</i>; and 2. protect, improve or restore <i>vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions</i>; e. maintaining linkages and related functions among <i>surface water features, ground water features, hydrologic functions and natural heritage features and areas</i>; f. promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and g. ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. 	<p>8.5.2 – Ensuring Safe and Clean Drinking Water 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)</p>	<p>4.1.8 – Water Resources</p>
<p>2.2.2 <i>Development and site alteration</i> shall be restricted in or near <i>sensitive surface water features and sensitive ground water features</i> such that these features and their related <i>hydrologic functions</i> will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore <i>sensitive surface water features, sensitive ground water features, and their hydrologic functions</i>.</p>	<p>8.5.2 – Ensuring Safe and Clean Drinking Water 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)</p>	<p>4.1.8 – Water Resources</p>
<p>2.4.1 <i>Minerals and petroleum resources</i> shall be protected for long-term use.</p>	<p>8.3 – Mining 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)</p>	<p>4.1.7 – Mineral Resources</p>
<p>2.4.2.1 <i>Mineral mining operations and petroleum resource operations</i> shall be protected from <i>development</i> and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public</p>	<p>8.3 – Mining 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)</p>	

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
health, public safety or environmental impact.		
2.4.2.2 In areas adjacent to or in known <i>mineral deposits</i> or known <i>petroleum resources</i> , and in <i>significant areas of mineral potential</i> and <i>significant areas of petroleum potential, development</i> and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: <ul style="list-style-type: none"> a. resource use would not be feasible; or b. the proposed land use or development serves a greater long-term public interest; and c. issues of public health, public safety and environmental impact are addressed. 	8.3 – Mining 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.7.1 – Areas of High Mineral Resource Potential
2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.	8.3 – Mining 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.7.2 – Mineral Extraction Operations
2.5.1 <i>Mineral aggregate resources</i> shall be protected for long-term use.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.1 – Mineral Aggregate Resource Potential
2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.1 – Mineral Aggregate Resource Potential
2.5.2.2 Extraction shall be undertaken in a manner which minimizes social and environmental impacts.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.1 – Mineral Aggregate Resource Potential
2.5.2.3 The conservation of <i>mineral aggregate resources</i> should be promoted by making provision for the recovery of these resources, wherever feasible.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.1 – Mineral Aggregate Resource Potential
2.5.2.4 <i>Mineral aggregate operations</i> shall be protected from <i>development</i> and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing <i>mineral aggregate operations</i> shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the <i>Planning Act</i> . When a license for extraction or	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.3 – Influence Area and Separation Distances

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
operation ceases to exist, policy 2.5.2.5 continues to apply.		
2.5.2.5 In areas adjacent to or in known deposits of <i>mineral aggregate resources, development</i> and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: <ul style="list-style-type: none"> a. resource use would not be feasible; or b. the proposed land use or development serves a greater long-term public interest; and c. issues of public health, public safety and environmental impact are addressed. 	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.3 – Influence Area and Separation Distances
2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.4 - Rehabilitation
2.5.5.1 <i>Wayside pits and quarries, portable asphalt plants</i> and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the <i>Planning Act</i> in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.	8.2 – Mineral Aggregates 8.6 – Policy Implications for the Official Plan (Physical and Natural Features)	4.1.6.5 – Wayside Pits and Quarries
2.6.1 <i>Significant built heritage resources</i> and <i>significant cultural heritage landscapes</i> shall be conserved.	6 – Cultural Heritage and Archaeology 6.5 – Policy Implications for the Official Plans (Cultural Heritage and Archaeology)	5.1 – Cultural Heritage
2.6.2 <i>Development</i> and <i>site alteration</i> shall only be permitted on lands containing <i>archaeological resources</i> or <i>areas of archaeological potential</i> if the <i>significant archaeological resources</i> have been conserved by removal and documentation, or by preservation on site. Where <i>significant archaeological resources</i> must be preserved on site, only <i>development</i> and <i>site alteration</i> which maintain the heritage integrity of the site may be permitted.	6 – Cultural Heritage and Archaeology 6.5 – Policy Implications for the Official Plans (Cultural Heritage and Archaeology)	5.2 – Archaeological Resources
2.6.3 <i>Development</i> and <i>site alteration</i> may be permitted on <i>adjacent lands</i> to <i>protected heritage property</i> where the proposed <i>development</i> and <i>site alteration</i> has been evaluated and it has been demonstrated that the <i>heritage attributes</i> of the <i>protected heritage property</i> will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the <i>heritage attributes</i> of the <i>protected heritage property</i> affected by the adjacent <i>development</i> or <i>site alteration</i> .	6 – Cultural Heritage and Archaeology 6.4 – Adjacent Lands to Cultural Heritage Resources 6.5 – Policy Implications for the Official Plans (Cultural Heritage and Archaeology)	5.1 – Cultural Heritage
3.0 Protecting Public Health and Safety		

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>3.1.1 Development shall generally be directed to areas outside of:</p> <ul style="list-style-type: none"> a. <i>hazardous lands</i> adjacent to the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i> which are impacted by <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>; b. <i>hazardous lands</i> adjacent to <i>river, stream</i> and <i>small inland lake systems</i> which are impacted by <i>flooding hazards</i> and/or <i>erosion hazards</i>; and c. <i>hazardous sites</i>. 	<p>7.1 – Natural Hazards 7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	
<p>3.1.2 <i>Development</i> and <i>site alteration</i> shall not be permitted within:</p> <ul style="list-style-type: none"> a. the <i>dynamic beach hazard</i>; b. <i>defined portions of the one hundred year flood level along connecting channels</i> (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c. areas that would be rendered inaccessible to people and vehicles during times of <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>, unless it has been demonstrated that the site has safe access appropriate for the nature of the <i>development</i> and the natural hazard; and d. a <i>floodway</i> regardless of whether the area of inundation contains high points of land not subject to flooding. 	<p>7.1 – Natural Hazards 7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	6.1 – Natural Hazards
<p>3.1.3 Despite policy 3.1.2, <i>development</i> and <i>site alteration</i> may be permitted in certain areas identified in policy 3.1.2:</p> <ul style="list-style-type: none"> a. in those exceptional situations where a <i>Special Policy Area</i> has been approved. The designation of a <i>Special Policy Area</i>, and any change or modification to the site-specific policies or boundaries applying to a <i>Special Policy Area</i>, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or b. where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i>, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows. 	<p>7.1 – Natural Hazards 7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	6.1 – Natural Hazards
<p>3.1.4 <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <ul style="list-style-type: none"> a. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; b. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing 	<p>7.1 – Natural Hazards 7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	6.1 – Natural Hazards

Section and Policy from PPS	Section of Community Profile	Section of Official Plan
<p>measures and/or protection works, and/or erosion; and</p> <p>c. uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>.</p>		
<p>3.1.6 Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, <i>development</i> and <i>site alteration</i> may be permitted in those portions of <i>hazardous lands</i> and <i>hazardous sites</i> where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:</p> <p>a. <i>development</i> and <i>site alteration</i> is carried out in accordance with <i>floodproofing standards</i>, <i>protection works standards</i>, and <i>access standards</i>;</p> <p>b. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>c. new hazards are not created and existing hazards are not aggravated; and</p> <p>d. no adverse environmental impacts will result.</p>	<p>7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	<p>6.1 – Natural Hazards</p>
<p>3.2.1 Development on, abutting or adjacent to lands affected by <i>mine hazards</i>; <i>oil, gas and salt hazards</i>; or former <i>mineral mining operations</i>, <i>mineral aggregate operations</i> or <i>petroleum resource operations</i> may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p>	<p>7.2 – Human Made Hazards 7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	<p>Section 6.3.1 – Man Made Hazards Section 6.3.2 – Mine Hazards</p>
<p>3.2.2 Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no <i>adverse effects</i></p>	<p>7.3 – Policy Implications for the Official Plan (Protecting Public Health and Safety)</p>	<p>Section 6.3.1 – Man Made Hazards</p>

***Appendix 5: Terms and Definitions from the Provincial
Policy Statement (2005)***

Definitions

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

Adjacent lands: means

a) for the purposes of policy 2.1 of the Provincial Policy Statement, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and

b) for the purposes of policy 2.6.3 of the Provincial Policy Statement, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

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

a) impairment of the quality of the natural environment for any use that can be made of it;

b) injury or damage to property or plant or animal life;

c) harm or material discomfort to any person;

d) an adverse effect on the health of any person;

e) impairment of the safety of any person;

f) rendering any property or plant or animal life unfit for human use;

g) loss of enjoyment of normal use of property; and

h) interference with normal conduct of business.

Affordable: means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses: means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Airports:

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

Alternative energy systems:

means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources:

includes artefacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential:

means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of mineral potential:

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

Areas of natural and scientific interest (ANSI):

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

Areas of petroleum potential:

means areas favourable to the discovery of petroleum resources due to geology, the presence of known petroleum resources or other technical evidence.

Brownfield sites:

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

Built heritage resources:

means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Coastal wetland: means

a) any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive review: means

a) for the purposes of policies 1.1.3.9 and 1.3.2 of the Provincial Policy Statement, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;

3. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement;
4. is integrated with planning for infrastructure and public service facilities; and
5. considers cross-jurisdictional issues.

b) for the purposes of policy 1.1.5 of the Provincial Policy Statement, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, infrastructure requirements and related matters;
2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement; and
3. considers cross-jurisdictional issues.

Conserved:

means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Cultural heritage landscape:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.

Defined portions of the one hundred year flood level along connecting channels:

means those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources:

means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available:

for the purposes of policy 1.4.1(a) of the Provincial Policy Statement, means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated for the purposes of this definition.

Designated growth areas:

means lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2 of the Provincial Policy Statement, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a) of the Provincial Policy Statement, as well as lands required for employment and other uses.

Designated vulnerable area:

means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source that may be impacted by activities or events.

Development:

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

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.3(b) of the Provincial Policy Statement, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.4(a) of the Provincial Policy Statement.

Dynamic beach hazard:

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time

to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Ecological function:

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

Employment area:

means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species:

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

Erosion hazard:

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

Fish:

means fish, which as defined in S.2 of the Fisheries Act, c. F-14, as amended, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat:

as defined in the Fisheries Act, c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe:

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

Flood plain:

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

Flooding hazard:

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

a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;

b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the one hundred year flood; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard:

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

Floodway:

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

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

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

Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Great Lakes - St. Lawrence River System:

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

Ground water feature:

refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeological investigations.

Hazardous lands:

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

Hazardous sites:

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

Hazardous substances:

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

Heritage attributes:

means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

Hydrologic function:

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

Individual on-site sewage services:

means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 403/97, under the Building Code Act, 1992 that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services:

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

Infrastructure:

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

Intensification:

means the development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings.

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

Legal or technical reasons:

for the purposes of policy 2.3.4.2 of the Provincial Policy Statement, means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or

b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Mine hazard:

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

Minerals:

means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation:

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

Mineral aggregate resources:

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

Mineral deposits:

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

Mineral mining operation:

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

Minimum distance separation formulae:

means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multi-modal transportation system:

means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services:

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

Municipal water services:

means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas:

means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system:

means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

Negative impacts: means

a) in regard to policy 2.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;

b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and

c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Normal farm practices:

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

Oil, gas and salt hazards:

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

One hundred year flood:

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

One hundred year flood level: means

a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;

b) in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and

c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards:

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

Partial services: means

a) municipal sewage services or private communal sewage services and individual on-site water services;
or

b) municipal water services or private communal water services and individual on-site sewage services.

Petroleum resource operations:

means oil, gas and brine wells, and associated facilities, oil field brine disposal wells and associated facilities, and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources:

means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors:

means corridors identified through provincial plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs.

Portable asphalt plant: means a facility

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

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

Prime agricultural area:

means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land:

means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Private communal sewage services:

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

Private communal water services:

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

Protected heritage property:

means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Protection works standards:

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

a) in regard to policy 1.8.3, legislation and policies administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring that the necessary approvals are obtained; and

b) in regard to policy 2.1.5 of the Provincial Policy Statement, legislation and policies administered by the federal or provincial governments for the purpose of the protection of fish and fish habitat, and related, scientifically established standards such as water quality criteria for protecting lake trout populations.

Provincial plan:

means a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

Public service facilities:

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

Quality and quantity of water:

is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Recreation:

means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment:

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

Regional market area:

refers to an area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper or single-tier boundaries, it may include a combination of upper, single and/or lower-tier municipalities.

Renewable energy systems:

means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Reserve sewage system capacity:

means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.4.1(e) of the Provincial Policy Statement, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

Reserve water system capacity:

means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation:

means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification:

means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development; the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- d) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

River, stream and small inland lake systems:

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

Rural areas:

means lands in the rural area which are located outside settlement areas and which are outside prime agricultural areas.

Secondary uses:

means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

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

Sensitive land uses:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment.

Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

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

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

Sewage and water services:

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

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
- c) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- d) in regard to other features and areas in policy 2.1 of the Provincial Policy Statement, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
- e) in regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;

f) in regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and

g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

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

Site alteration:

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.3(b) of the Provincial Policy Statement, site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 2.1.4(a) of the Provincial Policy Statement.

Special needs:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

Special policy area:

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

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

Specialty crop area:

means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Surface water feature:

refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species:

means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Transportation systems:

means a system consisting of corridors and rights-of way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

Valleylands:

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

Vulnerable:

means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Waste management system:

means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Watershed:

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

Wave uprush:

means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries:

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

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife habitat:

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

Woodlands:

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.

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