



TOWNSHIP OF



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OFFICIAL PLAN

Approved with Modifications February 4, 2016



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OFFICIAL PLAN

1 INTRODUCTION

Dubreuilville (population 635 – 2011 census) is a, primarily Francophone community (approx. 95%), whose vision is to: diversify and strengthen its economic base; improve the quality and range of municipal and community services, and housing types; while maintaining a high quality of life closely linked to its wilderness setting. The community recognizes the challenges associated with its remote location, small population and reliance on resource-based industries for employment. Transportation and utility costs are higher as a result of being a remote community. Residents must travel to other communities such as Wawa or Sault Ste. Marie for educational, commercial, social and medical services which cannot be provided locally. Human resources (volunteers) can easily be over-extended in organizing and sustaining community activities.

This plan serves as the basis for economic diversification initiatives, and more recently, the establishment of a community economic development corporation.

The community is dependent on resource-based industries to sustain the community's economic base including the forest products industry, and mining. The development of the Richmond Mine and potentially the Prodigy and Strike mines outside of the borders of the Township, coupled with the reopening of the forest products mill will generate a demand for some 750 new jobs. Spin-off or induced impacts will create other employment growth within the community. Mining and forestry provides an opportunity for Dubreuilville to act as the host community for meeting the housing needs, other community services and filling part of the labour force requirements for resource-based industries.

Dubreuilville is a community very much oriented to the out-of-doors and whose visual image is enhanced by its scenic setting along the shoreline of the Magpie River and Green Lake. The community enjoys an extensive system of snowmobile and ATV trails which connect to other communities. As a winter community, snowshoeing, and cross country skiing is also popular. Hunting and fishing are common activities and big game is very much evident in the area.

Dubreuilville is a safe community for children and adults alike and this atmosphere is conducive to raising families.

The community has adequate capacity for municipal water and sewer services for twice the population. Waste disposal capacity is however limited to an estimated three (3) years.

The Official Plan sets out the community's vision for the next 20 years. Vision 2025 is a blueprint for positive growth and development that builds on the aspirations of community leaders. Future growth is dependent on continued development of employment growth in resource-based industries.

The Plan sets out the framework for economic diversification, supports the community's business retention strategy and provides for a flexible approach to home based businesses. Positive growth will require an adequate land supply. This will require the cooperation of the Province to release needed lands for residential development and a new golf course. New development will lend itself to the eventual creation of an identifiable commercial core on and adjacent to Magpie Point. This will provide for a broader diversity of commercial services for the community and a centralized commercial core.

The Plan provides for a full mix and range of housing types, with an emphasis on affordable housing. Affordable housing for seniors is viewed as essential in encouraging retirees to remain in the community.

Water is a precious resource for sustaining health and as an aesthetic attraction to community development. The Plan incorporates a wellhead protection strategy and surface water management policies.

(Editorial Note: The diagrams in this plan are intended to make the document user-friendly but are not considered to be interpreted as policy.)

2 BASIS OF THE OFFICIAL PLAN

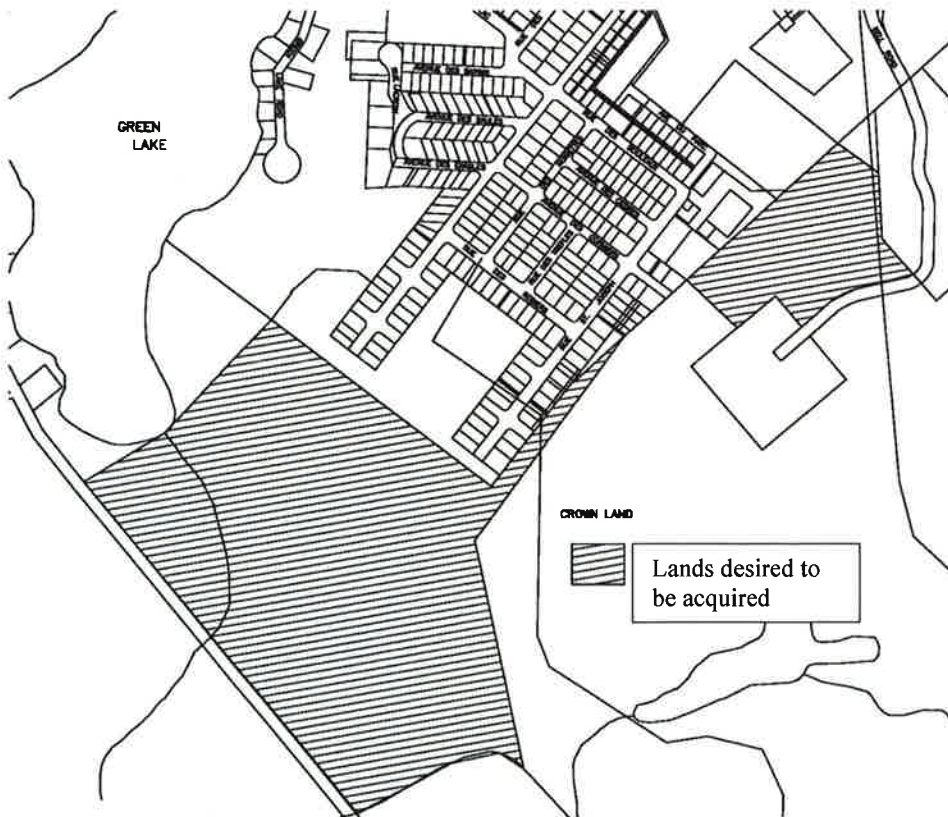
Growth and Settlement

The Plan is based on sustaining, at the very least, the existing population of 635. New employment and population growth is projected to occur with the reopening of the existing forest products mill and two additional mines. The Richmond mine which reopened in 2007 has gradually expanded the employment base of the community and has absorbed some of the jobs lost in the closure of the mill as employees shifted from the mill to mining employment. The Richmond as well as the Prodigy and Strike mines lie just outside of the community. The Prodigy mine is still in the approvals stage, but will likely generate approximately 300 jobs in production. Strike Minerals is seeking working capital for the re-opening of the Edwards Mine, which is located nearby the other two mines. The mines together with Dubreuil Lumber Inc could generate as many as 750 new jobs in the area.

Dubreuilville's settlement pattern is exclusively urban and this pattern will continue to predominate. Consideration will be given, however, to the feasibility of limited lakefront residential development in the rural area.

Land Supply

The 20 year land supply for residential development is dependent on the scale of



development that may occur if the mill reopens and the mines proceed to full operation. Currently there are 33 serviced available residential lots which would satisfy immediate demands. Additional lands designated and available for residential development (see Schedule 'A', Land Use Plan), would provide an estimated additional 341 lots including 10 on Green Lake, and 331 southwesterly of the built-up residential neighbourhood. Finally, there are potentially 12 additional lots on Magpie Point. The land supply is a conservative estimate given the presumption that the lot yield would be for single detached dwellings. A broader mix and density of housing types would yield in excess of 400 units without the redesignation of any additional lands within the settlement area. The land supply for residential development also includes provision for an urban mining camp required to provide both temporary and longer term accommodation for the construction and operation phases of mining. The Prodigy mine, for example requires accommodation for 400 construction jobs and 200 operational jobs.

The long-term land supply for commercial development will be met through the development of Magpie Point which will evolve as the commercial core of the community.

Meeting the demand for additional institutional and public service facilities (e.g. cultural centre/theatre, curling rink) will require the release of Crown Land (6 ha ±) to the east of an existing cluster of public service facilities (i.e. arena, ambulance/OPP, medical centre, elementary school). This will reinforce the development of an institutional campus that is contiguous, compact and serves the adjacent residential neighbourhood. Such lands would be accessed and serviced through the easterly extension of Avenue Du Parc and Avenue Des Cormiers. While the community has an abundance of parks and open space areas, the Plan provides for the development of a waterfront recreational trail system as a community asset and enhanced access to the Magpie River.

The basis for the industrial land supply would be met in part through the building out of the existing municipal industrial park on Parc Industriel Magpie (unserviced) and the designation of lands south of the Bell Road and east of Chemin Industriel. The intent is to make industrial land available which can be fully serviced with municipal water and sewer services. Assuming that the Well Head Protection Area limits industrial development to light industrial non-contaminating land uses, the potential industrial land supply is limited in the scope of uses. The land supply south and east of Chemin Bell/Chemin Industriel consists of approximately 10 ha. Assuming the 30% is consumed with roads, services and open space, the net land area is 7 ha. The associated job density, which is expected to be higher for light industrial and office type uses, would be in the order of 40-50 employees per net ha or 280 - 350 jobs on 7 ha. The land supply may be considered sufficient for intensive land uses for some types of spin-off employment from the mining and forestry industries (supply and equipment services, small scale repair). However, the land supply is inadequate for larger scale operations such as the storage of raw materials including aggregates, logs and structural building components for

the mining industry. The current land supply is also not appropriate for higher risk contaminant land uses such as heavy equipment repair and transportation terminals. The current land supply is also limited by the physiographic limitations of the community since the southern boundary of the designated lands within the urban settlement area is coincident with a small escarpment.

The opportunities for designating additional lands for industrial land uses within the settlement area given the existing constraints are extremely limited. The concept of a "rural industrial park" contained within the current official plan policies is essential if the industrial land supply for an expanding resource sector is to be accommodated. The estimated land requirements for a rural industrial park would be 84 ha given the job density required to accommodate direct, indirect and induced employment arising from development of the mines and reopening of the mill.

The Plan also identifies the location of key features such as the existing Dubreuil Forest Products mill, Bell Tower, water reservoir and sewage lagoon.

Housing

While there is a full range of housing types available in the community, there is a need to increase the supply of medium and higher density housing to meet the needs of those entering the housing market and those retiring and downsizing. The basis of the Plan is to provide for a full mix and range of housing types and densities to meet a range of income groups and to meet the unique needs of a mining camp. The housing supply will be met through a combination of residential intensification and contiguous compact development.

Infrastructure

The community has an adequate uncommitted capacity for municipal water and sewage services for a population of 2,000; however waste disposal capacity is limited to approximately three (3) years. The municipality is in the site selection stage for a new waste disposal site and expects to move into the approvals stage for a new site in 2015. A stormwater management system has been designed to coincide with the development and expansion of the community. With the exception of the existing Magpie Industrial park and potential rural-based waterfront development, all development will occur on full services. The network of roads is adequate. However, the realignment of Rue de l'Église with Avenue des Pins is required to make this intersection safer. The Plan protects the Heliport as an essential public service for medivac.

Alternative 'green' energy sources will be investigated as a means to offset existing high energy costs in the community.

Economic Development

The diversification of the economic base is essential to the long-term economic prosperity of Dubreuilville. The Official Plan builds on the Township's Strategic Plan by reinforcing a number of initiatives including: promoting event-destination tourism such as the Strongman competition and promoting the community as a 4-season destination; building motorized recreational activity tourism (snowmobiling and off-road vehicles); exploring opportunities for Ecotourism by building on the natural beauty and the proximity of the Chapleau Game Preserve, the Magpie River, Twin and Wabatongushi Lakes; undertaking/continuing a Town beautification program (Communities-in-Bloom); providing a flexible approach to home-based business development in meeting the needs for local commercial services; operating as the the host community for the mining and forest products industries; and pursuing a business retention strategy.

Healthy Community

Healthy communities integrate the physical, social and economic needs of the community. The Official Plan sets out the policy framework for the physical and economic development of Dubreuilville. The Plan also identifies programs, activities and other matters which are important to the social and cultural make-up of the community and contribute to a healthy community. Measures are set out in the Plan for active transportation, local food production, sustaining a green community and providing for clean air and water among other matters.

Natural Heritage

Living with nature is a fact of life in Dubreuilville and while no significant natural heritage features or areas have been identified provincially or locally, the basis of the Plan is to conserve or protect features such as fish habitat which might be affected by major developments. The community will promote the biodiversity of the natural environment as part of the land use planning approvals process.

Cultural Heritage

Although Dubreuilville is a relatively young community, cultural heritage values have grown with the community and consequently, the recognition and conservation of cultural heritage resources is important. Properties of potential cultural heritage values or interest could include the municipal cemetery and a train station. There are no currently no municipally designated properties within the Township. The Official Plan will establish a protocol for conserving archeological resources in the advent of development proposals for the identification and conservation of built heritage resources and cultural heritage cultural heritage landscapes of potential cultural heritage value or interest.

Resource Management

While the area has an abundance of natural resources (i.e. forest, aggregates, mineral and water), existing development does not encroach on any of these resources. It is expected that prior to the disposition of Crown Lands within the Township of Dubreuilville by either the Government of Ontario or the Government of Canada, consultation will take place with the Township. The Township acknowledges that the Official Plan does not apply to Crown Lands. The Plan does identify areas of mineral potential and sets out a strategy for source protection of water given the dependence on groundwater for the domestic water supply.

Natural and Human-Made Hazards

No development has occurred within any known flood-plains or on lands with any significant development constraints or known and recorded mine hazards. The basis of the Plan is to ensure that reasonable setbacks are established for development adjacent to water bodies, to direct development away from steep slopes or unstable soils, to establish suitable separation distances from conflicting land uses, and to protect against wildland fires.

Provincial Policies and Policy Statements

The purpose of the 2014 review of the Official Plan is to ensure that the Plan is consistent with the most current Provincial Policy Statement (2014) (PPS) and conforms to or does not conflict with the Growth Plan for Northern Ontario. The policies have been adjusted to reflect the character and scale of development within the community.

3 PURPOSE OF THE OFFICIAL PLAN AND THE REVIEW

The purpose of this Official Plan is to set out goals, objectives, policies and implementation measures for development in the Township of Dubreuilville for a 20 year time period (2007-2027) while having regard for the effects on the social, economic and natural environment of the municipality. The original Plan was approved on April 28, 2008. A five year review was undertaken in 2014 to update the plan to reflect changing circumstances in the community, to be consistent with the Provincial Policy Statement (2014) and to conform or not conflict with the Growth Plan for Northern Ontario (2011).

4 GOALS OF THE OFFICIAL PLAN

To achieve a compact and energy efficient land use pattern that optimizes the use of available or planned infrastructure (roads, water, sewage, waste disposal, utilities) and public service facilities (schools, health care, recreation and cultural facilities, fire, police and emergency services).

To achieve a mix of land uses and housing types and densities and development standards which are cost effective, which facilitate intensification and redevelopment and which are compatible with the prevailing and emerging character of the settlement area of Dubreuilville.

To create sustainable long-term prosperity of Dubreuilville through policies which encourage new business development through an investment ready strategy, which respond to the revitalization of the mining and forest products sectors, which support the retention of existing businesses and the diversification of the economic base and which supports activities, programs and measures for sustaining a healthy community.

To create opportunities for industrial development and the provision of support services for the mining and forest products industry.

To provide policy direction on appropriate measures for the assessment and possible implementation of alternative sources of energy in conjunction with ensuring that measures are taken to improve air quality and the community's sustainability.

To manage the community's renewable, non-renewable, water, natural heritage and cultural heritage resources in a responsible manner through the development of policies, tools and practices designed to identify, protect, conserve, enhance or utilize these resources over the short and long-term and which provide for the transition to other land uses where a non-renewable resource has been depleted.

To safeguard the public and the natural environment from natural and human-made hazards through the development of policies, tools and processes to identify, evaluate, prevent or protect against such hazards, and protect against incompatible land uses.

To promote development that is financially viable over the life-span of the community's infrastructure and physical assets.

To ensure that infrastructure, utilities, communications facilities and public service facilities have the capacity to support future growth and development.

To plan for the impacts of climate change and conserve the biodiversity of the natural environment.

To plan for a community that embraces the needs of persons with disabilities through barrier-free design.

To ensure that planning matters of cross-jurisdictional boundaries are integrated and comprehensively addressed in land use planning decisions.

To make decisions affecting land use planning matters which are consistent with the Provincial Policy Statement and conform to or do not conflict with the Growth Plan for Northern Ontario.

5 OBJECTIVES OF THE OFFICIAL PLAN

To provide and maintain an adequate supply of land for residential uses, employment uses (commercial, industrial), institutional uses, public service facilities, parks and open space uses to meet projected growth and development demands for the planning period of 20 years (2007-2027).

To provide for an appropriate range of and mix of housing types and densities to meet demographic and market requirements of current and future residents of Dubreuilville while maintaining at all times at least a ten year supply of land designated and available for new residential development and with servicing capacity through all forms of residential intensification and redevelopment and at least a three year supply of lots in draft and/or registered plans.

To establish targets and forms of housing for delivering affordable housing for low and moderate income households.

To designate land uses in the urban settlement area of Dubreuilville which will accommodate development and redevelopment, having regard for the health, safety, convenience and needs of the present and future population.

To allow development where it can be adequately serviced within the existing capacity or planned expansion, upgrading or improvement of public service facilities (municipal administration, fire, police, health care, educational, recreational, cultural and social services) and infrastructure (water, sewage, storm water, roads, electricity and waste disposal). Lifecycle costing of infrastructure will be achieved through the review of current assets and the additions of new infrastructure in relationship to the Township's Asset Management Plan.

To protect sensitive land uses (dwellings, health care and educational facilities) and other land uses from incompatible land uses and to avoid or resolve existing land use conflicts.

To protect the air quality of the community while encouraging alternative energy sources and a sustainable community.

To conserve and protect natural heritage features and areas and the attributes of the natural landscape in the design, development and maintenance of land uses and land use activities.

To provide the land use planning framework to sustain existing employment and encourage and stimulate new economic development.

To institute measures for the evaluation of known or potentially contaminated sites and their restoration to a condition suitable for reuse, development or redevelopment.

To develop a strong healthy community where residents enjoy:

- Safe walkable neighbourhoods
- Clean air and water
- Services which are accessible to all generations
- Access to healthy foods and opportunities for local food production
- Parks, trails and open spaces
- Healthy lifestyles

To promote the reduction of greenhouse gas emissions, plan for climate change and encourage the use of green infrastructure.

To ensure that the interests and treaty rights of Aboriginals are considered in land use decisions and further, that land use decisions are inclusive to all residents, all ages and sensitive to human rights and the Canadian Charter of Rights and Freedoms.

6 COMMUNITY DEVELOPMENT

6.1 DUBREUILVILLE URBAN SETTLEMENT AREA

The Dubreuilville Urban Settlement Area as shown on the Land Use Plan, Schedule "A" shall be the focus of future growth, intensification, development and redevelopment within the community.

6.2 LAND USE PATTERN AND GROWTH MANAGEMENT

The land use pattern shall be made up of a mix of land uses which consist of specific land use designations including a Residential Area, a Commercial Area, an Industrial Area, a Public Services Facility Area and a Parks and Open Space Area. Other land uses or features may be common to all land use categories depending on their characteristics or servicing requirements such as infrastructure and areas having natural and human-made hazards.

Given the current population, housing and employment prospects, the urban settlement area is considered appropriate. Should the designated areas for residential development reach full build-out within the life of the Plan, a comprehensive review will be undertaken to ensure that the land supply is adequate for future growth by giving consideration to criteria such as intensification, redevelopment, designated growth areas and the planned or available capacity of infrastructure and public service facilities. Lands for industrial and commercial land uses are segregated from residential neighbourhoods; however, the commercial core is intended to be an area of mixed land use including residential development. The growth management policies of the Plan will require the designation of rural lands for industrial (employment) development since the urban settlement area is constrained by natural features and existing development that limits its expansion.

6.3 RESIDENTIAL AREA

6.3.1 Permitted Uses

On lands designated as Residential Area on the Land Use Plan, Schedule "A" Residential uses permitted shall include a full mix and range of housing types and densities appropriate to a small urban community. These include single and two-unit dwellings, mobile homes, row or town housing, boarding houses, second units in houses, apartments, senior's residences, group homes and crisis housing (e.g. temporary residence for persons requiring emergency shelter). Garden suites, as defined in the *Planning Act*, may be permitted by a temporary use by-law.

Up to one second unit shall be permitted as-of-right within a single detached, semi-detached or row-house dwelling or in an ancillary structure thereto wherever these uses are permitted in the Residential Area and provided that they

conform to the applicable policies and provisions in the Official Plan and Zoning By-law. Specific regulations to permit a second unit will be set out in the comprehensive zoning by-law.

Provision may be made for an urban mining camp close to the community core which will integrate dormitory style accommodation and dining and recreation facilities. The scale and location of the camp will be designed to ensure the land use compatibility of the camp with surrounding land uses.

Permitted supportive land uses shall include parks, playgrounds, trail systems, community gardens and any facilities which support active transportation and a walkable community.

Non-residential uses shall include an existing convenience store.

Accessory uses may include a bed and breakfast establishment and a home based business located within the principle dwelling. Accessory buildings and structures to any of the foregoing uses shall be permitted subject to standards and requirements set out in the zoning by-law.

6.3.2 Planning Principles

- 6.3.2.1** The lot size and frontage must be adequate for the intended use.
- 6.3.2.2** The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development.
- 6.3.2.3** The lot shall have frontage on and direct access onto a public road constructed to municipal standards and maintained by a public authority.
- 6.3.2.4** Housing types and densities will include a mix of dwelling types where designed to maintain compatibility and consistency in the character of the area in which they are located. For example, mobile homes should be grouped or clustered separately from other housing types. Approximately 70 % of the housing should be developed as low density (singles, two-unit and mobiles), while 30% should be allocated for medium and higher density. The municipality will endeavour to ensure that 25% of the housing supply is made affordable to low and moderate income households based on the regional market area rental and homeownership affordability criteria established by the Algoma District Services Administration Board. The municipality will work in collaboration with the Algoma District Services Administration Board to develop affordable housing units in the community as well as ensure that the zoning by-law permits second residential units and accessory dwellings, where appropriate. Consideration will be given to measures to create housing for the homeless, safe housing and housing for special needs groups within the community.

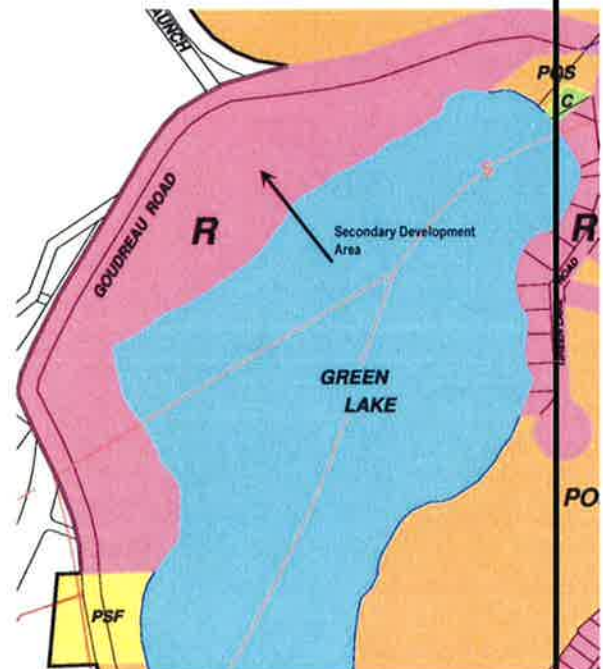
The municipality will work with the mining industry to facilitate the development of an urban mining camp that can be compatibly integrated into the urban form of the community.

6.3.2.5 As a target, the available land supply for residential purposes should not be less than 50 lots/units at all times. The minimum supply target for the planning period is 150 lots/units. The municipality will maintain a minimum ten year supply of land available for residential development and a three year supply of land suitably zoned to facilitate immediate residential development with servicing capacity.

6.3.2.6 Land development shall generally be by plan of subdivision. This shall not prevent land division by consent on infill lots or blocks or where consent will facilitate development within the residential area.

6.3.2.7 Land development shall occur in a contiguous and compact fashion focusing on residential intensification and by extending the existing built-up residential area southeasterly along Rue St. Joseph, Rue Des Pins and on intervening streets including Rue Joachim, Rue Augustin, Rue Marcel and Rue Napoleon. This area shall constitute the first phase. Future phases of residential development will depend on the release of Crown Land. Together, these lands shall be considered the designated growth area for residential development. An urban mining camp will be directed to lands generally to the south of the arena. The phasing of development will be integrated with the infrastructure and public service facilities to avoid undue or premature expansion.

6.3.2.8 A secondary development area is the west side of Green Lake, between the Lake and Goudreau Road. Lower density development may be permitted provided land is serviced with municipal services (per 6.3.2.2) and the shoreline is maintained in its natural state. Main buildings shall be set back a minimum of 30 m 9(8.4 ft.) from the lake (see diagram). Section 6.10.2.1.A policies shall apply.



- 6.3.2.9** A bed and breakfast establishment may be permitted in a single detached dwelling provided there is an adequate area for parking as stipulated in the zoning by-law and health unit approvals, where required, are obtained.
- 6.3.2.10** Home based businesses may be permitted as an accessory use in the principle dwelling provided that the use is legal, that the use is clearly secondary to the residential use and does not create a nuisance to neighbours (i.e. noise, traffic, signs), and that adequate parking as stipulated in the zoning by-law is available. Existing home based businesses may be zoned to regulate their activities.
- 6.3.2.11** Group homes are generally defined as a single housekeeping unit in which three to ten persons, excluding supervisory or operating staff, live together under responsible supervision and which is licensed and/or approved under provincial statutes and comply with municipal by-laws.
- 6.3.2.12** The following urban design principles will be considered for development in the Residential Area:
- A. Ensuring all development is serviced with sidewalks or dedicated pedestrian paths and walkways that provide safe connections to local parks, open space areas and to key destinations within the community (such as commercial and retail areas, places of worship, parks, schools, civic buildings, etc.).
 - B. Building safe streets to accommodate motor vehicles, bicycles and pedestrians (e.g. through traffic calming measures, crosswalks at intersections, bike paths or bike lanes).
 - C. Planning for the development of parks and playgrounds within a convenient walking distance (5-7 minutes) of all residential development.
 - D. Providing for community gardens for local food production.
 - E. Retaining or planting shade trees for summer cooling and winter shelter.
 - F. Ensuring that the design of the housing mix is architecturally compatible (e.g. conserving the privacy of adjacent back yards, avoiding sun shadow, providing reasonable transition in building heights).
 - G. Encouraging energy efficient development (e.g. compact design through smaller lots, encouraging the installation of micro-scale alternative energy sources such as roof-mounted solar panels and micro wind turbines, orienting buildings for solar gain, using energy efficient construction techniques, recycling storm water).
 - H. Creating a liveable winter community (e.g. minimizing snow drift at entrance points to buildings, providing weather protected pedestrian

spaces, providing for snow storage in site design, snow plowing or sidewalks and public facilities to ensure accessibility).

- I. Conserving the shoreline of Green Lake in its natural state.
- J. Maximizing the retention of existing (native) vegetation for all development and providing for the reinstatement or restoration and expansion of vegetated areas and open spaces wherever feasible.
- K. Providing for barrier-free design such as parking spaces and access to multiple unit residential buildings and public facilities.
- L. Encouraging green infrastructure (e.g. use of permeable surfaces, swales, rainwater catchment devices and vegetation, green façades, green/grass roofs and passive design by landscaping, geo-thermal facilities, passive, bio-based and solar-based energy systems and facilities, use of recycled building and construction and renewable resource materials, waste diversion, etc.).

6.3.3 Implementation Measures

- 6.3.3.1** The Township will zone lands to control the mix, types and densities of housing, accessory uses and non-residential uses in the Residential Area. The Township may use Section 39 of the *Planning Act* to enact a temporary use by-law for a garden suite. This *Act* may also be used to enter into an agreement to control the occupancy of the garden suite.
- 6.3.3.2** The Township may use site plan control for larger multiple housing projects including the urban mining camp, for group homes and for any shoreline residential development. Site plan and zoning controls may be used to mitigate the impacts of non-residential uses (i.e. public service uses) on adjacent residential uses (e.g. increased setbacks, landscaping, and screening).
- 6.3.3.3** The Township may take advantage of provincial and/or federal housing programs to facilitate the delivery of affordable housing.
- 6.3.3.4** All development shall meet the requirements of the Ontario Building Code.
- 6.3.3.5** The Township shall require or may of its own accord undertake an assessment of the capacity of water, sanitary and storm sewage facilities and waste disposal services to ensure that adequate capacity is available.
- 6.3.3.6** The Township will consider the financial impact of maintaining new infrastructure as part of the Township's Asset Management Plan.

6.3.3.7 Residential development will be subject to the land use compatibility provisions set out in Sections 6.5.2.5 and 6.5.2.6 of the Plan to ensure that industrial land use do not impose negative impacts on residential development.

6.4 COMMERCIAL AREA

6.4.1 Permitted Uses

On lands designated as Commercial Area on the Land Use Plan, Schedule "A" permitted uses shall include a full range of retail, personal service uses, automotive, recreational, resort commercial uses and residential development.

Residential uses may be permitted in the same building as a permitted commercial use provided that the permitted commercial use will not cause undue impacts on the residential use.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

6.4.2 Planning Principles

6.4.2.1 The lot size and frontage must be adequate for the intended use. This should include provision for access, parking for motor vehicles and bicycles, stacking and circulation lanes, barrier-free facilities, walkways, loading, landscaping and/or retention of natural vegetative cover, lighting, outside storage and display, snow storage, energy efficiency measures, on-site services including stormwater management facilities, temporary waste disposal and utilities, and the potential future expansion of any commercial use.

6.4.2.2 The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development.

6.4.2.3 The lot shall have frontage on and direct access onto a public road constructed to municipal standards and maintained by a public authority.

6.4.2.4 The intent of this Plan is to provide for the development of an identifiable and unique downtown on Magpie Point. This will be an easterly extension of the existing cluster of commercial uses (i.e. hardware/grocery store, post office). Magpie Point may be developed as a mixed use area consisting of commercial and residential uses in single purpose or mixed use buildings.

A compact form of development will be encouraged in the downtown which has the character of a conventional 'main street' (e.g. zero lot line or mall style) and creates a sense of place that is inviting to the public. Buildings

should be designed with an orientation to both the water and to the street. Service areas (waste storage, loading) should be obscured from public view. Shoreline vegetation along the Magpie River adjacent to the downtown will be retained or enhanced to maintain its ecological and aesthetic value.

The main street will be planned for vehicular and pedestrian access. Streetscaping may include on-street parking, wide sidewalks which are accessible for those with disabilities (barrier free access), street furniture (benches, waste receptacles), pedestrian-scale lighting and landscaping.

The emphasis on commercial development in the heart of the downtown on Magpie Point should be at least 50% retail stores. Auto-oriented services should be directed to frontage on Rue de l'Église while vehicle repair type services should be directed to the Industrial Area.

- 6.4.2.5** This Plan recognizes the cluster of commercial uses opposite the Township office and commercial buildings converted to temporary dormitories for the mining industry. These areas may be intensified as a primary area for accommodation and food services and may include mixed commercial and/or multiple residential uses. A restaurant and/or recreational commercial use may also be permitted on the shoreline of Green Lake.

6.4.3 Implementation Measures

- 6.4.3.1** The Township will zone lands to control the types and densities of commercial development.

- 6.4.3.2** The Township may use site plan control to ensure high quality development, to provide for on-site servicing and to provide for buffering or landscaping between commercial uses and residential uses.

- 6.4.3.3** The following urban design principles will be considered for development in the Commercial Area:

- A. Ensuring all development is serviced with sidewalks or dedicated pedestrian paths and walkways that provide safe connections to other destinations in the community.
- B. Encouraging energy efficient development (e.g. compact design through smaller lots, encouraging the installation of micro-scale alternative energy sources such as roof-mounted solar panels and micro wind turbines, orienting buildings for solar gain, using energy efficient construction techniques, recycling storm water).
- C. Creating a liveable winter community (e.g. minimizing snow drift at entrance points to buildings, providing weather protected pedestrian

spaces, providing for snow storage in site design, snow plowing or sidewalks and public facilities to ensure accessibility).

- D. Conserving the shoreline on Magpie Point as public land with a waterfront pedestrian walkway that provides access to the main street and connects the downtown with the community recreational trail system including the pedestrian bridge across the Magpie River.
- E. Providing for barrier-free design such as parking spaces and access to commercial and mixed use buildings and public facilities.
- F. Encouraging green infrastructure (e.g. use of permeable surfaces, swales, rainwater catchment devices and vegetation, green façades, green/grass roofs and passive design by landscaping, geo-thermal facilities, passive, bio-based and solar-based energy systems and facilities, use of recycled building and construction and renewable resource materials, waste diversion, etc.)

6.5 INDUSTRIAL AREA

6.5.1 Permitted Uses

On lands designated Industrial Area on the Land Use Plan, Schedule "A" a full range of industrial uses are permitted. However, heavy industrial uses (Class III uses) will be restricted in areas which will not conflict with sensitive land uses. Automotive and industrially-related commercial uses are also permitted. The Township may also limit the scope of permitted industrial uses to ensure that the lot coverage and density of the use is maximized in industrial areas on municipal water and sewage services. In areas serviced with on-site water and sewage services, more land-extensive uses will be permitted (e.g. transportation depot, contractor's yards, bulk storage uses, logging operations and similar land extensive uses).

Accessory buildings and structures to any of the foregoing uses shall be permitted.

The classification of industrial uses will be as set out in the description in Guideline D-6 - Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment and Climate Change.

6.5.2 Planning Principles

- 6.5.2.1** The intent of this Plan is to recognize existing industrial development such as the existing forest products mill and the Parc Industriel Magpie and to provide for the extension of an industrial area south of the mill which straddles the Bell Road and which is south of Chemin Industriel. Only Class I and II

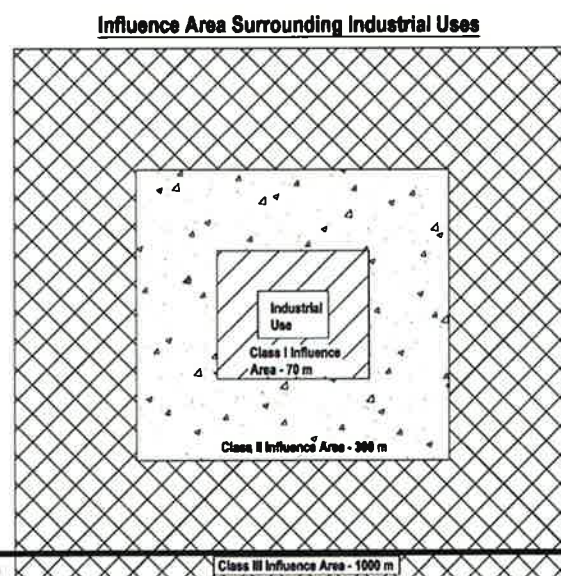
industries will be permitted in this area, subject to meeting the appropriate criteria (See Guideline D-6 - Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment and Climate Change). Chemin industriel would be rerouted to direct industrial traffic away from the residential area. Future phases of industrial development will depend on the release of Crown Land.

6.5.2.2 The lot size and frontage must be adequate for the intended use. This should include provision for access, parking for motor vehicles and bicycles, stacking and circulation lanes, barrier-free facilities, walkways, loading, landscaping and/or retention of natural vegetative cover, lighting, outside storage and display, snow storage, energy efficiency measures, on-site services including stormwater management facilities, temporary waste disposal and utilities, and the potential future expansion of any permitted use.

6.5.2.3 The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development. Individual on-site sewage services and individual on-site water services may be permitted for infilling and minor rounding out of existing development but not within areas currently serviced with full municipal services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (i.e. as determined through a servicing options report and/or hydrogeological study). The justification must include verification of adequate off-site capacity for hauled sewage. Dry-industries may be permitted in the municipal industrial park (Parc Industriel Magpie) provided on site services comply with the requirements of the applicable legislation (i.e. Building Code Act, Ontario Water Resources Act, Safe Drinking Water Act).

6.5.2.4 The lot shall have frontage on and direct access onto a public road constructed to municipal standards and maintained by a public authority.

6.5.2.5 New industrial development or redevelopment or infill shall comply with the recommended minimum separation distances set out in D-6 - Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment and Climate Change, namely: Class I - 20 m, Class II - 70 m and Class III - 300 m. Distances shall normally be measured between the lands designated as



Industrial Area and the closest committed or proposed sensitive land use (i.e. residential, health care facility, educational facility). An exception may be made for an on-site separation distance on the industrial property where the intervening activities do not present an adverse effect on a sensitive land use (i.e. employee parking, landscaping, buffer area). Noise and vibration studies in accordance with Environmental Noise Guideline NPC-300 may be required in assessing the impacts of industrial development to prevent or mitigate adverse effects on surrounding land uses.

- 6.5.2.6** An influence area describes an area where an adverse effect from an industry may be experienced by a sensitive land use. Development of an industrial or sensitive land use within an influence area may only be permitted where technical studies (e.g. noise and vibration, air quality) indicate the absence of a problem or where it can be mitigated or prevented to the level of a trivial impact (i.e. no adverse effect). The influence areas set out in the Ministry of the Environment and Climate Change guideline are: Class 1 - 70 m, Class II - 300 m and Class III - 1,000 m.
- 6.5.2.7** Outdoor storage, parking, loading, waste receptacles, lighting and signage shall be visually screened (e.g. fence, vegetation) or appropriately located in a way as to not negatively affect residential properties or other sensitive land uses.
- 6.5.2.8** Within the wellhead protection area, certain restrictions on land use activities shall apply as set out in Section 11.2 of this Plan.

6.5.3 Implementation Measures

- 6.5.3.1** The Township will zone lands to control the types and densities of industrial development.
- 6.5.3.2** The Township may use site plan control to ensure high quality development, to provide for on-site servicing and to provide for buffering or landscaping between industrial uses and other land uses.
- 6.5.3.3** All development shall comply with the Ontario Building Code.

6.6 PUBLIC SERVICE FACILITIES AREA

6.6.1 Permitted Uses

On lands designated Public Service Facilities Area on the Land Use Plan, Schedule "A" the permitted uses shall include a public service facility (e.g.

municipal administration building, fire station, police station, school, municipal recreational facility, health care facility).

Accessory buildings and structures to any of the foregoing uses shall be permitted.



The intent of the Plan is to recognize the Township Hall Complex as a public service facility as well as the existing cluster of facilities on Avenue du Parc and Rue St. Joseph (i.e. school, arena, OPP office, ambulance station, medical centre). This Plan anticipates the expansion of this public service facility-like campus through the addition of uses such as a high school, curling rink, cultural centre and similar community facilities. The design of future facilities will require the release of Crown Land in the order of 6 ha ±.

6.6.2 Planning Principles

- 6.6.2.1** The lot size and frontage must be adequate for the intended use. This should include for access, parking for motor vehicles and bicycles, stacking and circulation lanes, barrier-free facilities, walkways, loading, landscaping and/or retention of natural vegetative cover, lighting, outside storage and display, snow storage, energy efficiency measures, on-site services including stormwater management facilities, temporary waste disposal and utilities, and the potential future expansion of any permitted use Parking facilities may be shared among two or more facilities.
- 6.6.2.2** The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development. Individual on-site sewage services and individual on-site water services may be permitted for infilling and minor rounding out of existing development but not within areas currently serviced with full municipal services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (i.e. as determined through a servicing options report and/or hydrogeological study). The justification must include verification of adequate off-site capacity for hauled sewage.
- 6.6.2.3** Points of access to a public road may be designed to serve one or more uses. Access points and on-site traffic movements should be designed to facilitate the flow of traffic and access for fire protection purposes. In designing the facilities, consideration should be given to pedestrian linkages in an attempt to encourage walking and cycling among and between facilities and the community.
- 6.6.2.4** Facilities will be integrated with parks and open space areas wherever feasible. Urban design principles will apply to ensure energy efficient design, connectivity with other community facilities, barrier-free access, retention or

enhancement of vegetative cover and creating a liveable winter environment for the public.

- 6.6.2.5** The design of new facilities or expansions to existing facilities shall ensure that proper separation distances from incompatible land uses are maintained or adequately mitigated.

6.6.3 Implementation Measures

- 6.6.3.1** The Township will zone lands to control the types and densities of public service facilities.

- 6.6.3.2** The Township may use site plan control to ensure high quality development, to provide for on-site servicing and to provide for buffering or landscaping and the creation of a 'campus-like setting'.

- 6.6.3.3** All development shall comply with the Ontario Building Code.

6.7 PARKS AND OPEN SPACE AREA

6.7.1 Permitted Uses

Parks, playgrounds, sports fields, community gardens, walkways, trails and open spaces are areas designed and developed for the public for recreation, leisure, fitness and aesthetic appreciation. These areas may also serve as habitat areas and linkages for wild life. They are essential to a healthy community. Within lands designated



as Parks and Open Space Area on the Land Use Plan, Schedule "A" the scope of permitted uses shall include parks, playgrounds, sports fields, community gardens, recreational trails, walkways, public beach areas, boat launches, campgrounds, conservation areas and reserves, stormwater management facilities, cemeteries, golf courses and open space.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

6.7.2 Planning Principles

- 6.7.2.1** Parks and open space uses should be adequately sized to accommodate user needs with provision being made for their potential expansion. All

facilities will be designed to facilitate accessible and inclusive use for all generations and within convenient walking distance to users. Where applicable, provision shall be made for adequate parking.

- 6.7.2.2** Where ancillary facilities to a park or open space area include the need for water or sewage disposal services, the lot shall be serviced with water and sewage services having adequate capacity to service the development. On-site individual water and sewage disposal may be permitted for parks and open space uses outside of the Dubreuilville Urban Settlement Area where they comply with the relevant legislation (i.e. Ontario Water Resources Act or Ontario Building Code), and provided that site conditions are suitable for the long-term provision of such services with no negative impacts and provided there is verification of adequate off-site capacity for hauled sewage. The lot shall also be designed for stormwater management and, where applicable, waste disposal services.
- 6.7.2.3** Facilities designed for public use should have access from a public road and maintained by a public authority.
- 6.7.2.4** Lands for parks and open space uses may be acquired through parkland dedication and land acquisition (including the acquisition of Crown Land).
- 6.7.2.5** The intent of this Plan is to conserve and add to the system of recreational trails for single and multi-use. This includes the development of a shoreline walkway/trail along the Magpie River that provides a pedestrian linkage to other areas within the community. Single use passive trails for walking, hiking and cross-country skiing shall be restricted to non-motorized uses.
- 6.7.2.6** Dubreuilville intends to be a snowmobile and 4-wheel off-road friendly community. Controls will be imposed, however, to protect residential areas from undue motorized traffic. Trail crossings of Highway 519 require the approval of the Ministry of Transportation.
- 6.7.2.7** It is the intent of this Plan that provision will be made for maintaining public access to water bodies (e.g. Magpie River, Green Lake).

6.7.3 Implementation Measures

- 6.7.3.1** Lands may be acquired through parkland dedication under the Planning Act (5% for residential or 2% for commercial/industrial).
- 6.7.3.2** Lands will be appropriately zoned to distinguish the types or use of permitted uses in the Parks and Open Space Area.
- 6.7.3.3** All development shall comply with the Ontario Building Code.

6.8 NATURAL RESOURCES AREA

The Dubreuilville Natural Resources Area as shown on the Land Use Plan, Schedule "B" shall be an area where the scope of permitted uses shall relate primarily to the management or use of resources, resource-based and other recreational activities. The policies of the Natural Resources Area shall apply.

6.9 PERMITTED USE AND POLICIES

The scope of permitted uses shall include land uses which consist of specific land use designations including Waterfront Residential Area, Mineral Aggregate Resource Area, Waste Management Area, and Industrial Area and Rural Area as well as cemeteries and existing land uses. Other land uses or features may be common to all land use categories depending on their characteristics or servicing requirements such as infrastructure and natural hazards. Residential development is not permitted in the Natural Resources Area other than in a Waterfront Residential Area. The policies of the Natural Resources Area for the various types of land uses shall apply.

6.10 WATERFRONT RESIDENTIAL AREA

6.10.1 Permitted Uses

The intent of this Plan is to provide for future waterfront residential development through an official plan amendment where the planning principles for this type of development can be met. Consequently, no lands are designated on Land Use Plan, Schedule 'B'. Subject to an amendment to this Plan, permitted uses may include seasonal and year-round residential. This type of development is viewed in part as an economic development initiative.



6.10.2 Planning Principles

6.10.2.1 Candidate areas for waterfront residential development will be established through the development of a lake management plan. The lake management plan shall determine suitable areas for development based on the following:

- A. Determining the development capacity of the lake using the Lakeshore Capacity Assessment Handbook. Development will not be permitted where this assessment indicates that a lake has reached its

biological capacity or if the proposed development would bring the lake beyond its biological capacity.

- B. Undertaking a shoreline assessment to determine the most suitable sites for residential lots (i.e. slope, soil type and cover, vegetation cover, drainage, conservation of fish habitat and other sensitive habitat).
- C. Lots shall be designed with shoreline frontage only and a lot depth not exceeding 150 m.
- D. Conserving natural heritage features and areas. An Impact Assessment will be required to assess the impact on any significant natural heritage feature or area.
- E. Lot sizes shall not be less than 1 ha.
- F. On-site water and sewage disposal. Lots shall be self-sustaining from a servicing standpoint. Clusters of more than five lots must be suitable for servicing over the long-term and are subject to a hydrogeological assessment. The most up-to-date phosphorus removal technology will be required.
- G. Access shall be by a road constructed to an acceptable municipal standard and maintained by a public authority.
- H. Determining the feasibility of providing utilities (i.e. hydro, communications). Alternative energy systems will be permitted.
- I. The demand for waterfront residential development shall be justified.
- J. Conservation or protection of natural resources. The location of waterfront residential development shall not interfere with the potential access to or development/extraction of natural resources such as minerals and mineral aggregates.
- K. Lots developed by a plan of subdivision will be subject to an archeological assessment where lands contain archaeological resources or which have archaeological potential.

Land use planning on Crown Land is undertaken under the *Public Lands Act* and any relevant legislation and policy. Crown Land disposition required for waterfront residential development shall remain within the jurisdiction of the Province.

Iris Lake, Square Lake, Big Ben Lake and Smithy Lake may be considered as initial candidate lakes for consideration.

Where lands are identified as being suitable by Council and the Province, an amendment to this Plan shall be required.

6.10.3 Implementation Measures

- 6.10.3.1 Council will work with the Province to establish the protocols for initiating a waterfront development project including the procedures for the release of Crown Land.
- 6.10.3.2 Subject to completing a study, implementation would be through the preparation of an Official Plan Amendment.
- 6.10.3.3 All development shall comply with the Ontario Building Code including approvals for on-site sewage disposal systems.

6.11 MINERAL AGGREGATE RESOURCE AREA

6.11.1 Permitted Uses

On lands designated as Mineral Aggregate Resource Area on the Land Use Plan, Schedule "B" the scope of permitted uses shall include a mineral aggregate operation, asphalt and concrete plants, mineral aggregate processing facilities and administration buildings or structures, wayside pits or quarries, forestry use, conservation use, peat extraction and associated accessory uses.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

No known mineral aggregate resources are shown on lands alienated from the Crown. However, two authorized aggregate extraction sites are located between the Magpie River and Sausage Lake.

6.11.2 Planning Principles

- 6.11.2.1 On Crown Lands, approvals for pit and quarry operations, including wayside pits and quarries, shall remain within the jurisdiction of the Province under the *Aggregate Resources Act*. The municipality may use the enabling provisions of the *Municipal Act* to regulate mineral aggregate operations on private lands.
- 6.11.2.2 Lands designated as Mineral Aggregate Resource Area on the Land Use Plan, Schedule "B" are lands identified by the Province as having granular material (sand and gravel), which have not been tested. The intent of the Plan is to ensure that they are protected for resource development in the future.

- 6.11.2.3** Mineral aggregate operations shall be subject to the requirements and approvals provided for under the applicable legislation. This shall include any separation distance from any sensitive land (i.e. 300 m (984.2 ft.) from a pit or 500 m (1,640 ft.) from a quarry). Measurement of the separation distances shall be from the boundary of the Mineral Aggregate Resource Area designation shown on the Land Use Plan, Schedule "B" to the closest property line of a sensitive land use (i.e. residential, educational facility, health care facility). Extraction shall be undertaken in a manner which minimizes the social, economic and environmental impacts on the community. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
- 6.11.2.4** Development of a sensitive land use may be permitted within an influence area (i.e. 1,000 m (3,280 ft.) from a pit or quarry) where technical studies demonstrate that there will be no impact or that the impact of a mineral aggregate operation (noise, dust, vibration) can be mitigated to the level of a trivial impact, and that the quality and quantity of groundwater supplying the sensitive use will not be compromised. The reciprocal situation shall apply to the establishment of a new pit or quarry.
- 6.11.2.5** Non-mineral aggregate resource uses will not be permitted adjacent to or in known deposits of mineral aggregate resources where they would preclude or hinder the establishment of new operations or access to the resource unless it is demonstrated that the resource use would not be feasible, or the proposed land use development serves a greater long-term public interest and issues of public health, public safety and environmental impact are addressed. 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 shall be permitted to continue without the need for an official plan amendment; however, section 6.11.2.6 shall apply should the operation cease to exist.
- 6.11.2.6** Lands which are depleted shall be progressively rehabilitated. Final rehabilitation shall be required to accommodate subsequent land uses or for a sequential natural resource use and shall take surrounding land uses into consideration. Comprehensive rehabilitation is encouraged where there is a concentration of mineral aggregate operations.
- 6.11.2.7** Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted without the need for an official plan amendment or rezoning in the Dubreuilville Natural Resources Area except on lands with a particular environmental sensitivity

(i.e. significant natural heritage feature or area). Operators of aggregate processing equipment such as crushers and screening plants will require an Environmental Compliance Approval from the Ministry of the Environment and Climate Change if the equipment will be located above grade and will contain a condition requiring notification of the District office of the Ministry of the Environment and Climate Change in writing two weeks in advance of moving any of the portable equipment.

6.11.2.8 When considering new operations or expansion of existing operations, Council shall conserve cultural heritage resources by requiring satisfactory measures to mitigate any negative impacts on cultural heritage resources

6.11.2.9 Peat Extraction

Peat extraction is encouraged as an economic activity. Peat extraction activities, however, shall not lead to or cause negative impacts to the conservation or protection of any adjacent wetlands or other natural heritage feature **or area**. Council may regulate peat extraction activities within the authority granted by the *Planning Act*, the *Drainage Act* or the *Municipal Act* (e.g. zoning, site plan control, haul routes, removal of topsoil, dust control, drainage, site alteration, phasing, and rehabilitation). Lands used for peat extraction shall be satisfactorily rehabilitated for any proposed sequential resource use or other land use.

6.11.3 Implementation Measures

6.11.3.1 Pits and quarries, licensed/authorized under the applicable legislation shall be rezoned for extraction and associated accessory uses in the zoning by-law, generally, to the extent of the licensed boundary. In the interim, lands within any Mineral Aggregate Resource Area designation which are not zoned for a pit or quarry will be placed in an appropriate zone category to protect the lands from sterilization by new development. Zoning standards shall include the relevant separation distances between pits and quarries and sensitive land uses.

6.12 WASTE MANAGEMENT SYSTEMS

6.12.1 Permitted Uses and Waste Management Planning

On lands designated as Waste Management Systems on the Land Use Plan, Schedule "B" the scope of permitted uses shall include landfill and recycling facilities and sites, septage haulage and disposal sites, waste materials haulage and disposal sites and nutrient management, and any recycling transfer depot.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

It is the intent of this Plan that the municipality's landfill site be used for domestic waste disposal and that the licensed fill area be expanded in response to its diminishing capacity and new development proposals. The municipality has initiated a waste diversion and recycling program. (See Ministry of Environment and Climate Change Guideline D-4 Land Use on or Near Landfills and Dumps).

The Township's waste management facility has less than three year's capacity; however the Township is working to establish a new site in the Natural Resources Area southwest of the urban settlement area.

6.12.2 Planning Principles

6.12.2.1 All waste must be disposed of at an approved waste management facility. Existing active or new sites (public or private) may only be operated, expanded or closed in accordance with current provincial environmental standards and approvals. Site development shall make provision for the progressive rehabilitation and reuse of the site.

6.12.2.2 Waste management systems may include facilities for recycling, composting, hazardous waste control, transfer sites and ancillary activities operated in accordance with a valid Environmental Compliance Approval. New sites, sites for septage disposal and transfer stations will require an amendment to this Plan and will require approval under the *Environmental Protection Act* before an amendment is considered. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage. Prohibited wastes shall include nuclear wastes, hazardous or pathological wastes. Sites may include transfer sites used for the temporary storage of waste materials. The municipality will monitor the impact of sites to ensure that there are no off-site adverse impacts (e.g. landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic,



dust, noise, vectors and vermin, and visual impact).

- 6.12.2.3** The municipality will use a 500 m (1,640 ft.) radius (see Land Use Plan, Schedule “B” for illustration) as the influence area for requiring impact studies and will establish provisions in the zoning by-law or use site plan control to establish an appropriate separation distance from an active or closed landfill site (i.e. 30 m (98.4 ft.) from the boundary of the licensed footprint. Within an influence area, which may be considered as a study area, factors to be considered in assessing whether development proposals for sensitive land uses should be approved include, but are not limited to, landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic, dust, noise, vectors and vermin, and visual impact. These matters shall be addressed in a technical report.
- 6.12.2.4** Closed or inactive sites, whether public or private, may be used for other purposes subject to meeting requirements of the *Environmental Protection Act (Section 46 Order)*. In general, no buildings or other uses may be permitted on lands used as a waste management facility within a period of 25 years from the year in which the site was closed without the prior approval of the Minister of the Environment. Closure plans should provide for the progressive rehabilitation of the site.
- 6.12.2.5** As a condition of approval for any waterfront residential development or other rural development which depends on individual on-site sewage disposal, the applicant shall demonstrate that there is adequate capacity for hauled sewage from the proposed development.
- 6.12.2.6** Other waste management systems such as septage haulage and disposal sites, waste stabilization ponds, transfer sites may be designed, developed, operated or closed only where they comply with applicable provincial and other approvals and in locations with adequate separation distances from sensitive land uses in accordance with the Ministry of the Environment and Climate Change guideline D-2 -Compatibility Between Sewage Treatment and Sensitive Land Use.

6.12.3 Implementation Measures

- 6.12.3.1** The municipality will maintain a valid Environmental Compliance Approval for its landfill site and will monitor impacts as required by the Ministry of the Environment and Climate Change. The municipality will establish a new waste management facility to replace the current facility in a timely manner. The municipality may not approve development where there is inadequate capacity for waste disposal.

6.13 INDUSTRIAL AREA

6.13.1 Permitted Uses and Planning Principles

The applicable policies of Section 6.5 and 12.3 shall apply to any lands designated as Industrial Area on the Land Use Plan, Schedule "B" and which are located within the Dubreuilville Natural Resources Area.

New industrial uses in the Dubreuilville Natural Resources Area shall require an amendment to this Plan where they are located on private land. The basis of the amendment shall address the Planning Principles in Section 6.5.2 of this Plan.

6.14 NATURAL RESOURCES AREA

6.14.1 Permitted Uses

The Natural Resources Area is predominantly made up of Crown Land. These lands are generally accessible and open to the public and are areas where mining exploration is prevalent. These are also areas in which reforestation has occurred and where the natural landscape is host to habitat for fish and wildlife. The intent of the Plan is to conserve these areas for their natural resource value. Non-resource related activity will not be permitted except where qualified (i.e. waterfront residential development), and then only by amendment to this Plan.

Permitted uses shall include resource uses subject to the following land use policies.

6.14.2 Land Use Policies

6.14.3 Agricultural Uses

There are no lands utilized or identified as prime agricultural lands in the Natural Resources Area. The intent of this Plan is to permit agricultural uses provided they do not include a residential component. Agriculture-related uses may be permitted in a designated Industrial Area.

The Minimum Distance Separation (MDS) Formulae I and II, as amended from time-to-time, of the Ministry of Agriculture, Food and Rural Affairs shall be applied to reduce incompatibility concerns about odour from livestock facilities and/or manure storage facilities and any non-farm uses. The MDS Formulae II will not apply to the rebuilding of a building destroyed by natural causes (e.g. fire, flood), provided that the rebuilding does not further diminish the applicable distance separation.

6.14.4 Minerals

A. *Mineral Potential*

Mineral resource-related uses such as exploration, development and mining of mineral resources, mine structures, buildings and ancillary uses will be encouraged as a means to strengthen the economic base of Dubreuilville. The municipality acknowledges that based on the Metallic Mineral Potential Estimation Tool (MMPET) Index of the Ministry of Northern Development and Mines, the entire geographic area of the municipality is considered to have high mineral potential. The intent of the Plan is to recognize the value of metallic mineral resources for their economic benefit to the community while working with the Crown to ensure that mineral resource related activities within the Natural resources Area in general, are undertaken to ensure land use compatibility with other land uses. The expectation of the municipality is that provincial approvals will be coordinated with local land use planning decisions.



The municipality also recognizes mining operations outside of the corporate boundaries and the importance of a coordinated approach to planning for the impacts on housing demand, industrial and commercial and other services in Dubreuilville.

B. *New Mines*

It is the intent of this Plan that the establishment of new mines shall be subject to the requirements of *The Mining Act* and *The Environmental Protection Act* (as well as other applicable legislation) and do not require an amendment to the Official Plan but will require an amendment to the Zoning By-law where such mines are located on private lands. Influence areas and separation distances for a Class III industrial use (per the Ministry of the Environment and Climate Change Guideline D-6) shall be taken into consideration in the approval of the location of mine processing, storage and mine buildings. Consideration will also be given to the impact on natural heritage features and the provisions of Section 6.15 for conserving and protecting such features.

C. *Protection of Long-Term Resource Supply*

Mineral mining operations which may be established outside of the settlement area in the future will be protected from development 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. Development on lands identified or adjacent lands as having significant mineral potential, excluding the settlement area, will not be permitted where they would preclude the establishment of new

mineral mining operations or access to the resources unless resource use would not be feasible, 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.

D. *Mine Closures and Rehabilitation*

It shall be a policy that past producing mining operations, mine hazards and active mining operations shall be subject to the provisions of *The Mining Act* with respect to rehabilitation and/or closure. Rehabilitation to accommodate subsequent land uses will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible. Subsequent land uses shall be limited to resource-related uses only. Policies in Section 9.3 of this plan relating to contaminated sites shall apply.

E. *Mine Hazards*

No known and recorded mine hazards have been identified by the Ministry of Northern Development and Mines within the corporate limits of Dubreuilville or beyond the limits and having an overlapping influence area; however the municipality acknowledges that there may be mine hazards that may not have been identified. For public safety reasons, any permitted development on or near mines that have been or are scheduled to be closed, as well as any development proposed in proximity to a mine hazard discovered during the course of a development proposal shall be subject the submission of a technical report indicating that the mine site has been properly closed and rehabilitated and that the site can be safely used for its intended purpose.

6.15 NATURAL HERITAGE FEATURES AND AREAS

6.15.1 Scope

Natural Heritage Features and Areas are those features which are important for their environmental and social values as a legacy of the natural landscapes in the area. These include:

- A. significant wetlands
- B. fish habitat
- C. habitat of endangered and threatened species
- D. significant wildlife habitat
- E. significant areas of natural and scientific interest

No significant features or areas have been identified by the Ministry of Natural Resources and Forestry except for the presence of bald eagle, a species of



special concern (i.e. lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats); There are no locations of confirmed habitat of endangered or threatened species within the Township of Dubreuilville. At this time, the only endangered or threatened species identified within the Township of Dubreuilville is that of Eastern Meadowlark and Barn Swallow. Both are identified as threatened species under the *Endangered Species Act*. The Magpie is a cold water river (contains walleye, northern pike, white sucker and brook trout). No nesting sites have been identified for the bald eagle.

There are no known provincially significant wetlands identified within the municipality at this time; however, the intent of the Plan is to protect significant wetlands if identified and confirmed at a later date through a wetland evaluation or a subsequent evaluation which determines that the wetland is significant because of a change in species/natural values.

The municipality recognizes the importance and value of ANSIs and supports the protection of significant ANSIs. Should a significant ANSI(s) be confirmed within the municipality development in or adjacent to a significant ANSI shall not be permitted unless it has been demonstrated by a study (EIS) that there will be no negative impacts on the natural features of their ecological functions.

6.15.2 Planning Principles

- 6.15.2.1** The intent of this Plan is to provide appropriate measures for the protection of features which have been identified and to encourage further study and classification. Should new natural heritage features be identified during the life of this Plan, protective measures will be undertaken to ensure that such features and ecological functions are protected over the long-term.
- 6.15.2.2** It is the intent of this Plan to protect and enhance natural heritage features and areas as part of the land use decision-making process.
- 6.15.2.3** Council, in association with the Ministry of Natural Resources and Forestry and other interested parties, will continue to work towards the identification, classification, and evaluation of natural heritage features and areas. As an initial step, an appropriate level of ecological site assessment shall be conducted prior to accepting an application for development as complete or prior to approval of a development application to determine if natural heritage features and areas, including species at risk, are present on or adjacent to the development lands. Where the initial assessment determines that one or more natural heritage features is present, no development or site alteration shall be permitted unless an Environmental Impact Study (EIS) is completed which demonstrates that no negative impacts will result on the natural features or their ecological.

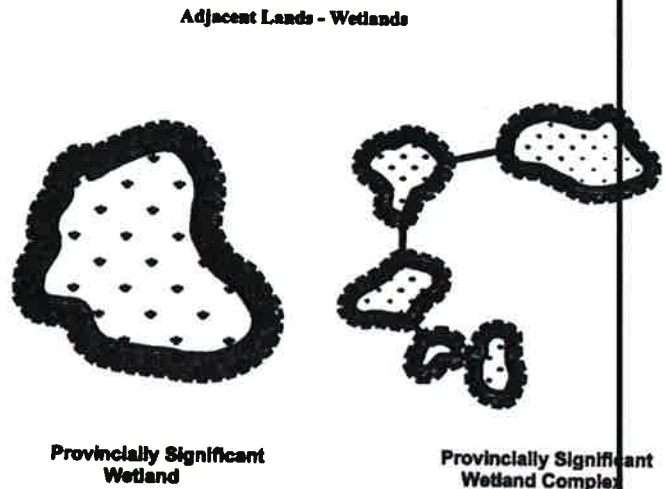
6.15.2.4 Development and site alteration will not be permitted in the habitat of endangered and threatened species as may be identified from time-to-time, except in accordance with provincial and federal requirements. More specifically, development/site alteration on lands on or adjacent to endangered and threatened species habitat require authorization from the Ministry of Natural Resources and Forestry under the *Endangered Species Act* (2007)(ESA). Ministry of Natural Resources and Forestry staff will consult with and have regard for the planning policies of the municipality when considering the issuance of a permit or agreement associated with this habitat under the ESA. In addition, Ministry of Natural Resources and Forestry will ask a proponent seeking an authorization under the ESA that would allow for development (that would otherwise be prohibited) to demonstrate to the Ministry of Natural Resources and Forestry that they:

- A. contacted the planning authority to discuss the proposal; and
- B. received a written indication from the planning authority that the development proposal meets established planning policies, exclusive of policies for the protection of the affected habitat of endangered species and threatened species.

Development proponents shall exercise due diligence to ensure that any activities being contemplated would not contravene the *Endangered Species Act*, (2007).

6.15.2.5 Development and site alteration may be permitted in or on adjacent lands to significant wetlands, significant wildlife habitat and areas of natural and scientific interest where it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions. (See Section 6.15.2.8 for requirements for an Environmental Impact Study)

6.15.2.6 Fish habitat within the municipality is considered to include all lakes, rivers, streams, ponds, and intermittent and seasonally flooded areas, unless demonstrated to be otherwise by a qualified professional. The municipality



recognizes the importance and value of the fisheries and supports protection of their habitat. Consequently, development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Development on adjacent lands to fish habitat is subject to Section 6.15.2.7.

6.15.2.7 An Environmental Impact Study (EIS) will be required for any development adjacent to the Natural Heritage Features and Areas listed in Section 6.15.1. For the purposes of this Plan an impact assessment will normally be required for development proposed within:

- A. 120 m (393.7 ft.) of the habitat of an endangered or threatened species;
- B. 120 m (393.7 ft.) of significant wildlife habitat;
- C. 120 m (393 ft.) of a provincially or locally significant wetland;
- D. 120 m (393.7 ft.) of fish habitat; or
- E. 50 m of an Area of Natural and Scientific Interest – earth science or 120 m (393.7 ft.) for life science.

These distances are considered to be adjacent lands for the purposes of this Plan. Adjacent lands mean those lands, contiguous to a specific natural heritage features and areas, where it is likely that development or site alteration would have a negative impact on the feature or area.

6.15.2.8 The components of an Environmental Impact Study (EIS) study are as follows:

- A. Evaluate the suitability of the site for the proposed development, including an inventory of the natural features and ecological functions present on the site.
- B. Identify conditions for development and any potential mitigation measures and monitoring.
- C. The Municipality may require a peer review undertaken by a qualified professional of the EIS at the cost of the proponent.
- D. The Natural Heritage Reference Manual, MNR, March 2010, as amended shall be used to further scope the requirements for an Environmental Impact Study.

6.15.3 Implementation Measures

6.15.3.1 Applicants for development shall submit a complete application as required under *The Planning Act* with supporting information to include the completion of an Environmental Impact Study for any proposed development within or adjacent to a significant Natural Heritage Features which may be shown on the Land Use Plan, Schedule "B" or otherwise identified as part of the development process. Pre-consultation with the municipality is required to establish the scope of the development proposal, identify the natural heritage and hazard issues to be addressed, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations.

6.15.3.2 A site-specific assessment to identify the potential of significant wildlife habitat will be required when lands located beyond the boundary of a settlement area are subject to one or more of the following triggers:

- A. Creation of more than three lots through either consent or plan of subdivision;
- B. Change in land use, not including the creation of a lot, that requires approval under the Planning Act;
- C. Shoreline consent along a large inland lake, small inland lake or large river that is within 120 m (393.7 ft.) along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and
- D. Construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.

6.15.3.3 Council may use zoning or site plan control as a means to implement the requirements for conservation of natural heritage features and/or the mitigation of adverse impacts.

7 ECONOMIC DEVELOPMENT

7.1 Introduction

Dubreuilville's size, its traditional reliance on a single industry and a tightly-knit Francophone culture provide it with a strong sense of community that offers a number of opportunities and some challenges for the community's goal of social and economic diversification. The intent of this Plan is to set a supportive framework for building community capacity to identify and seize diversification opportunities. The Official Plan builds on the community's Strategic Plan ¹.



7.2 Goal

The goal of sustainable development for Dubreuilville is to build a community which can sustain itself through economic self-reliance, community control and environmentally sound development.

The goal is to also ensure that the Plan conforms to or does not conflict with the Growth Plan for Northern Ontario.

7.3 Diversification Initiatives

7.3.1 Structure for Economic Development

The Community Economic Development Corporation (CEDC) (as an arm's length organization to municipal Council) will serve as the focal point for the implementation of the diversification strategy. The CEDC will also provide ongoing support for setting up cooperatives and non-profits as well as entrepreneurial based businesses and business plan development. The CEDC will serve as a resource group for funding, labour force and community services information. The CEDC will track changes in economic activities with the objective of sustaining or retaining existing businesses and facilitating new business development. The CEDC will establish a partnership with the mining industry to assist in the implementation of plans to accommodate the housing and other impacts created by the reopening of mines in the vicinity of the community.

The Municipality's website should be used as a tool to provide vital information on economic activities, employment opportunities, a data bank of properties serviced and/or available for development, and a community asset inventory/community profile or prospectus.

¹ The Dubreuilville Community Strategic Plan 2004-2014. Le Plan Stratégique Communautaire 2004-2014 de Dubreuilville, Soanbert Corp., May 2004.

7.3.2 Tourism and Related Business Opportunities and Accommodation

This strategy will provide for building a 'tourists-for-a-day' market which reinforces the French culture and the community's 'end of the highway' location. Events include the Strongman competition. In recognizing the need for a range of accommodation within the community this Plan supports the development of a Bed & Breakfast industry and the expansion of other accommodation services.



7.3.3 Motorized Recreational Activity Tourism

A well developed snowmobile industry and an evolving dual sport motorcycle and ATV/off-road vehicle industry use well established trail systems in and around Dubreuilville. The intent of the Plan is to recognize the importance of the trail system for its tourism and economic value, keeping in mind issues of public health and safety and the protection of the environment. Further development of this sector requires additional accommodation and partnering with the rail company to transport vehicles by rail to Dubreuilville (i.e. constructing a train station in the community).



7.3.4 Ecotourism or Nature Activity Tourism

The strategy is to develop an ecotourism market focussed on the creation of an all season resort and other services that will focus on the natural beauty and ecological attributes of the area such as the Chapleau Game Preserve as well as passive outdoor recreation (e.g. canoeing).

7.3.5 Townsite Beautification Program

The visual image of a community has an indelible impact on visitors as well as residents. The strategy is to use property standards and other initiatives as a backdrop to encouraging community pride in maintaining buildings and structures, and continued participation by property owners and businesses in programs for beautification such as 'Communities-in-Bloom'.



7.3.6 Value-Added Wood Products

The strategy is to investigate and analyse the underutilised tree species and the potential for related harvesting and value-added wood products. Examples include

determining the viability of harvesting Canada Yew (ground hemlock), and developing scented oils (spruce, balsam, cedar).

7.3.7 Business Retention

The intent of this strategy is to retain the scope of existing businesses and services within the community and to encourage public support of the local business community (e.g. 'buy local' campaign).

7.3.8 Home Based Businesses

The policies of this Plan are intended to support entrepreneurs in developing home based businesses that can provide needed services to residents.

7.3.9 Mining

Economic diversification includes Dubreuilville acting as a host community for housing, a substantial component of the labour force and providing commercial, educational, health care, social and recreational services to the Richmond, Prodigy Inc. and Strike Minerals Inc. gold mines. Industrial and commercial support services could include lumber and building materials, fuel, mechanical parts, and safety equipment.

7.3.10 Waterfront Residential Development

The potential exists for attracting retirees to the community through providing housing and services that focus on the cultural and scenic amenities of the area. This Plan provides the impetus for the development of this concept from a land use standpoint (see Section 6.10).

7.3.11 Forest Products Industry

Support the revitalization of the forest products mill (Dubreuil Lumber Inc.).

7.3.12 Employment

In view of the impending need for expanding the labour force in the near future, the municipality should continue to support the Superior East Labour Development task Force. Through the Township website, residents should be kept informed of developments related to economic growth, jobs that will become available and opportunities to upgrade skills and training.

7.3.13 Growth Plan for Northern Ontario (2011)

The Official Plan represents the long-range land use plan for the community. The Plan, however, incorporates more than land use policies since it embraces measures for strengthening the social fabric of the community and building a strong and diverse economic base. The Plan includes policies that conform to or do not conflict with the Growth Plan for Northern Ontario including but not limited to:

- A. Striving to achieve social economic and environmental sustainability;
- B. Accommodating the diverse needs of the community through the delivery of housing, social, recreational, educational and health care services for all generations;
- C. Optimizing the use of existing infrastructure prior to extending services to greenfield areas;
- D. Building a healthy community with clean air and water as a means to fostering a high quality of place;
- E. Ensuring that community services as well as land use decisions are inclusive and include the interests of the Aboriginal community; and
- F. Using a variety of municipal land use planning and *Municipal Act* tools to implement the Plan.

7.4 Implementation Measures

Implementation is dependent on community leadership through Council and the Community Economic Development Corporation in carrying out these initiatives. The Community Development policies of this Plan are intended to provide the land base for supporting these and potentially other initiatives, although it is recognized that amendments may be required for unanticipated land use activities.

8 A HEALTHY COMMUNITY

8.1 Goal

To build on existing attributes in sustaining Dubreuilville as a healthy community.

8.2 Strategy for a Healthy Community

The following components make up the strategy for sustaining a healthy community for Dubreuilville. These components will be considered by Council and the community in making land use and other decisions affecting the day-to-day life of the community.

Components of a healthy community consist of:

- A. Making recreational facilities available at affordable rates to users and instituting timetables that make those facilities most accessible to users, particularly the arena.
- B. Recognizing the importance and diversity of recreational and leisure services and working to maintain and improve the quality of these services in meeting the ongoing needs of the community.
- C. Developing a network of recreational trails and promoting their use for healthy activities such as walking, jogging, snowshoeing, cross-country skiing. Maintaining and upgrading trails for snowmobiling and off-road vehicles.
- D. Developing a community that is highly walkable and provides safe routes to schools through the development of walkways, pathways, trails, and sidewalks.
- E. Supporting measures for active transportation systems for non-motorized transportation for pedestrians and cyclists.
- F. Making Dubreuilville a liveable winter community by providing by providing shelter belts and weather protected areas for pedestrians, clearing snow to ensure convenient access to public buildings.
- G. Providing opportunities for community gardens, healthy local food retailers and local food production.
- H. Ensuring that buildings, services and activities are accessible and barrier-free to people with disabilities.



- I. Ensuring that police services provide 24/7 protection for all residents.
- J. Establishing Community Safety Zones in areas determined to need protection (i.e. larger number of pedestrian traffic).
- K. Building into community decisions, the particular needs of youth, such as establishing a youth Council.
- L. Providing leadership in formulating solutions to community development by encouraging collaboration, communication, cooperation and commitment amongst community organizations. This includes emphasizing the work of the inter-agency committee.
- M. Encouraging residents of the community to support local commercial services through a “shop local” campaign.
- N. Working with educational institutions to provide and maintain secondary and post-secondary training and retraining programs which encourage the youth of Dubreuilville to remain in the community. Seeking to provide summer employment opportunities for youth.
- O. Building “community spirit” through consultation on community decisions and promoting decisions which strengthen the health and economic base of Dubreuilville.
- P. Working to increase the range and variety of basic services for residents (e.g. pharmaceutical and medical supplies), retail clothing services, home repair services (e.g. plumbing, heating, electrical and renovation), veterinarian.
- Q. Working towards improving cultural services for the community (and visitors) by, for example, constructing a multi-purpose theatre/auditorium and developing a live-theatre program.
- R. Working with industries to improve water and air quality.
- S. Protecting water resources used for domestic supply.
- T. Protecting vistas, natural shorelines, vegetation and the scenic qualities that make Dubreuilville an attractive community to live in and to visit.



- U. Emphasizing the value and importance of seniors as a resource to the community and promoting inter-generational activities.
- V. Maintaining a safe community through maintaining programs for anti-bullying, neighbourhood watch and the safety of youth on the streets and public places.
- W. Promoting the maintenance and upkeep of public and private buildings and properties including the municipal beach. Participating in programs for community beautification such as “communities-in-bloom”

8.3 Implementation Measures

8.3.1 Planning applications will be evaluated for their impact on sustaining a healthy community.

8.3.2 Advocating and seeking senior level government participation and funding.

9 NATURAL AND HUMAN-MADE HAZARDS

9.1 Flood Plains, Hazardous Lands and Hazardous Sites

9.1.1 No new buildings are permitted to be constructed on hazardous lands or hazardous sites, or within the flood plain except flood control structures, approved infrastructure (e.g. storm water outlets) and marine structures (e.g. dock, boat house, sea plane base) and other uses which by their nature must be located in a floodway. In particular, no use, building or structure which involves the storage of hazardous or toxic materials (e.g. ignitable, corrosive, reactive, radioactive or pathological materials) and sewage facilities, nor any institutional use or essential service shall be permitted to be constructed, enlarged or expanded in a flood plain.



9.1.2 The flood plain has not been determined. In the absence of detailed mapping the setback of habitable buildings, non-residential buildings and sewage disposal systems from the shoreline or high water mark shall be set back 30 m (98.4 ft.). The setback provisions may be reduced or be waived without amendment to this Plan where technical evidence is provided that establishes a flood plain elevation and that development will be located above the said elevation. Lands may be rezoned to implement changes to the flood elevation.

9.1.3 Development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding or erosion hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development of the natural hazard.

9.2 Physical Constraints

9.2.1 Development shall generally be directed away from lands that are unsafe for development such as those having significant development constraints such as steep or unstable slopes, organic soils, marshy or low lying lands or unstable bedrock unless the hazard can be overcome using acceptable engineering techniques and where applicable, the standards set out in the *Building Code* can be met and provided that no adverse environmental impact will result.

9.2.2 Development on adjacent lands to human-made hazards shall not be permitted unless the lands or sites are rehabilitated to a safe condition. (See also Section 6.14.4 (E) – Mine Hazards.

9.2.3 Wildland Fires: Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest

types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources. Proponents may be required to undertake a site assessment to determine the presence of hazardous forest types for wildland fire, as may be indicated by generalized wildland fire hazard information. If development is proceeding where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened.

9.3 Contaminated Sites

9.3.1 Scope

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses such as gasoline stations and automotive repair garages have a similar potential. A Record of Site Condition (RSC) is generally required if the property is being used partly or wholly for commercial, industrial or community uses before the use is changed to one or more of the following: institutional, residential, parkland, agricultural or other uses. The RSC must be obtained before the use changes. Proponents shall be required to comply with the applicable provisions of Ontario Regulation 153/04 prior to the approval of any development related to a change of land use as set out in the regulation.

9.3.2 It is the intent of this Plan to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse such that there will be no adverse effect on subsequent land users.

9.3.3 Applications for the development or redevelopment on sites that are identified as being contaminated or potentially contaminated shall be accompanied by a Ministry of the Environment and Climate Change acknowledged Record of Site Condition, and if necessary, a site remediation plan prepared in accordance with the requirements of Ontario Regulation 153/04 under the *Environmental Protection Act*

Where the Record of Site Condition indicates that remediation work is necessary, the approval authority shall require as a condition of approval of development or redevelopment that appropriate action is taken to implement the components of the site remediation plan.

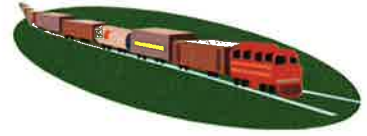
9.3.4 Site plan control may be used as a measure to enhance site decommissioning and remediation (See Section 14.2 - Site Plan Control).

9.3.5 Contaminated sites may be placed in a holding zone in the municipality's zoning By-law. Where a holding zone is used, the "H" may be removed when the site has been acceptably decommissioned or cleaned up to the satisfaction of the

municipality and in accordance with a site remediation plan and subject further, to the submission to the municipality of a Ministry of the Environment and Climate Change acknowledged Record of Site Condition (See Section 14.4 - Holding Zones).

9.4 Noise and Vibration

- 9.4.1** All applications for development of a sensitive land use (e.g. residential use, daycare, education or health care facility) within 50 m of the Rail Line, within 50 m of a provincial highway right-of-way or within the influence area of a Class II or III industry should be accompanied by a noise and vibration feasibility study prepared by a qualified consultant using the Environmental Noise Guideline NPC-300. The study shall demonstrate whether noise and vibrations levels can be reduced to meet provincial standards. The conclusions and recommendations of this study shall be implemented through conditions of the development approval.



10 CULTURAL HERITAGE AND ARCHEOLOGY

10.1 Heritage Conservation Intent

No specific cultural heritage resources have been identified in Dubreuilville. It is the intent of this Plan to manage cultural heritage resources and the community's francophone culture and history through the pro-active identification, recognition, documentation, protection, conservation and protection of these resources and to conserve cultural heritage resources when making development and infrastructure decisions which may affect those resources. Cultural heritage resources shall include built heritage resources, cultural heritage landscapes and archeological resources which are of cultural heritage interest or value to the community or area in which they are located or are recognized for their significance at a provincial or national level. Cultural heritage and archaeological resources are important to the Aboriginal community as well. Archaeological resources and archaeological potential will be determined using Ministry of Tourism, Culture and Sport criteria.

The municipality recognizes the Magpie River for the historical association with hydro electrical generation from the dams on the river and the use of the river as a transportation route for early Aboriginal trade.

10.2 Application Review

The Township recognizes the importance of conserving archaeological and cultural heritage resources, built heritage resources and cultural heritage landscapes. Consequently, the review of planning applications for development and site alteration will include a cultural heritage assessment to ensure that the above-noted resources are conserved for future generations. All relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Funeral, Burial and Cremation Services Act, 2002* will be used in order to conserve the Township's cultural heritage.

An archaeological assessment report (prepared by a licensed consultant archeologist) using provincial protocols in accordance with the *Ontario Heritage Act* (i.e. *2011 Standards and Guidelines for Consultant Archaeologists*) as well as the terms and conditions of an archaeological license under the Ontario Heritage Act shall generally be required for development adjacent to a lakeshore, water body [300 m (984 ft.)] (current or ancient shorelines) or the confluence of major water courses, or within 200 m (656 ft. from a secondary water body). These distances may be altered subject to the advice or guidelines of the Ministry of Tourism, Culture and Sport. The report shall identify the characteristics and significance of the archaeological resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the

resource. The municipality will consult with the Aboriginal community where appropriate where archaeological resources are discovered.

10.3 Unmarked Burial Sites

Where, a site is identified to contain an unmarked burial site or archeological features, the municipality shall contact the Ministry of Tourism, Culture and Sport. The Ministry of Government and Consumer Services, Registrar of Cemeteries shall also be contacted with respect to the discovery of burial sites and unmarked cemeteries and matters related to the *Funeral, Burial and Cremation Services Act, 2002*.

10.4 Cultural Heritage Resources

The Municipality may by by-law, designate properties, and/or a building or structure of historical or cultural heritage value under *Part IV* of the *Ontario Heritage Act* and/or may designate a heritage conservation district under *Part V* of the *Ontario Heritage Act*. Owners of designated properties shall not alter the designated property or demolish designated buildings or structures unless consent has been granted by council or its delegate (including municipally owned heritage properties).

10.5 Cultural Heritage Resource Policies

- A. Infill in areas of cultural heritage value or interest should be sensitive to the existing scale, massing, building materials, building placement, landscaping, and any other defining characteristics within those areas.
- B. Local utility companies will be required to place equipment and devices in locations which do not detract from the visual character of cultural heritage resources and do not have a negative impact on the architectural integrity of those resources.
- C. The Municipality may develop an Aboriginal engagement strategy and/or protocol for the consideration of the interests Aboriginal communities in conserving cultural heritage and archaeological resources.

10.6 Heritage Committees

The Municipality may establish a Municipal Heritage Committee for the purposes of identifying, recommending and advising Council on the designation of property(ies) and other matters under *Part IV* or *Part V* of the *Ontario Heritage Act*. Where established, Council shall consult with the Committee on matters of cultural heritage resource conservation.

10.7 Heritage Conservation Incentives:

Where feasible and desirable, incentives may be provided to property owners in exchange for the conservation of significant cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, tax incentives, assistance through a trust fund, heritage conservation easements and/or other means such as grants and loans considered appropriate for heritage resource conservation.

10.8 Municipal Registry:

The municipal clerk shall maintain a registry of all property designated under Part IV and Part V of the Ontario Heritage Act or other cultural resources considered by Council to have heritage value or interest.

10.9 Protected Heritage Property

Development and site alteration shall not be permitted on adjacent lands to a protected heritage property except where a heritage impact assessment prepared by a qualified professional has evaluated the impacts and demonstrated that the heritage attributes of the protected heritage property will be conserved.

10.10 Zoning:

The municipality may protect archaeological sites and resources by adopting zoning by-laws under section 34(1) 3.3 of the *Ontario Planning Act* and may prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

10.11 Marine Archaeology

Council shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artefacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

11 WELLHEAD AND SOURCE PROTECTION

11.1 Scope

The Municipality recognizes the importance of its groundwater resource in maintaining the quality of life of residents. Council intends to provide for a sustainable supply of drinking water through an integrated and long-term approach to the protection, improvement or restoration of the quality and quantity of water. Council intends to prohibit, restrict or manage land uses to minimize the risk to potential contamination of the groundwater aquifer. These policies will apply to a Wellhead Protection Area (WHPA) shown on the Land Use Plan, Schedules "A" and "B".

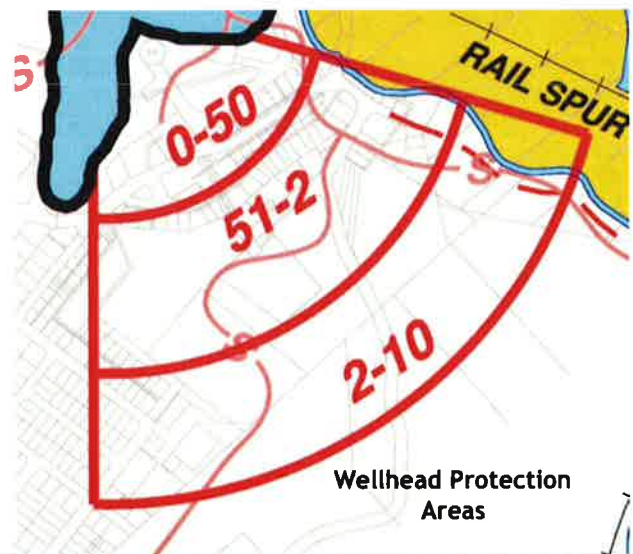
A WHPA illustrates three time-related capture zones which were determined through a hydrogeological investigation (Municipal Groundwater Study, June 2003). These include Zone 1: 0-50 days, Zone 2: 51 days -2 years, and Zone 3: 2-10 years' time-of-travel (TOT) with 0-50 days being ranked as the highest level of sensitivity based on the importance of the well to the water supply and the other categories ranked on a descending basis of sensitivity.

A WHPA shall be considered as a special protection area within which certain land uses may or may not be permitted in accordance with the underlying land uses designation and the following policies.

A WHPA may be modified where the geographic extent of this area, or any of the time-related capture zone boundaries are modified through further study, or where a municipal well is abandoned. Establishment of a new WHPA shall be subject to an amendment to this Plan concurrently with the Class Environmental Assessment process.

11.2 Scope of Land Use Categories

For the purposes of this Plan, Table 1 sets out the scope of prohibited land uses in the Wellhead Protection Area (WHPA). More specifically, uses listed as Category 'A' and Category 'B' uses are prohibited anywhere in Zones 1 and 2 of the wellhead protection area. New development (non-prohibited uses) may be permitted on full municipal water and sewage services in Zone 1 or 2, where such uses are permitted in the underlying land use designation



and only where provisions are made for the containment of any domestic fuel oil storage supplies (i.e. no underground storage or outside storage that does not have a built-in secondary containment system), shall be permitted.

Category 'C' uses may be permitted in Zone 3 subject to a zoning by-law amendment and compliance with the following performance standards provided such uses are permitted in the underlying land use designation:

- A. The preparation of a disclosure report specifying the nature of the proposed use, its associated required services and facilities, the activities and operations to be conducted on-site and the substances to be used or stored on-site.
- B. The preparation of a detailed hydrogeological study using protocols acceptable to the Ministry of the Environment and Climate Change that predicts the net groundwater and/or surface water quality impacts likely to occur on the subject property, on down gradient properties and on the municipal well. The cumulative impacts of development in the Well Head Protection Area will also be addressed in the report. The study report shall include mitigation measures, where necessary, for the design, construction and post-construction monitoring of the proposed use and where the impacts of the use cannot be adequately mitigated within an acceptable risk to groundwater and (surface water) quality to the satisfaction of the Municipality, the use shall not be permitted.
- C. The preparation of a spill prevention and contingency plan outlining design measures, facilities and procedures to avoid and mitigate the effects of spillage of any contaminants.

The cost of the disclosure report, the hydrogeological study and the spill prevention and contingency plan will be borne by the proponent.

11.3 Existing Uses, Enlargements, Extensions or Change of Uses.

Land uses in Table 1 existing within Zones 1 and 2 of the Wellhead Protection Area at the time of the coming into force of zoning by-law amendments adopted in accordance with the policies for Wellhead Protection Areas, will be recognised as legal non-conforming uses within the zoning by-law. Once these uses cease to exist, such legal non-conforming status will be lost and such uses will no longer be permitted. Existing Category 'C' land uses in Table 1 located in Zone 3 may be expanded where they comply with the performance standards set out above.

11.4 Adjacent Lands

Despite the above policies, the municipality may limit other land uses outside of source protection areas, but in the general vicinity where they are considered to have a potential impact on source protection.

11.5 Implementation Measures

11.5.1 Zoning By-law

The zoning by-law shall incorporate appropriate requirements to implement the policies for wellhead protection. More specifically, the zoning by-law shall implement the use prohibitions and performance requirements and other policies as set out in Table 1. The By-law shall require a rezoning for any use designated as a Category 'C' Use in a Well Head Protection Area (WHPA), subject to first meeting the performance requirements and development criteria outlined above. The zoning by-law may set out minimum distance separations between a municipal well and any land use, building or structure, whether the use is located within a WHPA or is in the vicinity of a WHPA.

11.5.2 Holding By-law

The Municipality may place any property in the wellhead protection area in a holding by-law for the purposes of meeting any of the performance criteria set out above. The Holding symbol 'H' may be lifted by an amendment, subject to meeting the performance standard.

11.5.3 Site Plan Control

Site plan control may be imposed as a condition of the approval of any use of land within a Well Head Protection Area. Site plan control shall be used as a means of incorporating mitigating and remedial measures, proper siting, containment, handling, storage or disposal of materials, or design and development of facilities, landscaping or buffering, lot grading and drainage, and site design plans identified through the development review process. As a requirement of maintenance, the Municipality may require a spills contingency plan.

Table 1 - Risk Categories by Land Use
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Category A Uses (High Risk)

An On-site (private) sewage disposal system A groundwater heat pump A gas or oil pipeline A new sewage collection main Above ground storage tanks (ASTs) with secondary containment except for a permitted non-residential use Auto wrecking and salvage yards Bulk road salt storage Bulk storage of chemicals or hazardous substances, including on-farm storage for agricultural production purposes Bulk storage of tires Lagoons for sewage treatment Land application of nutrients including bio solids or septage Manure storage facilities Municipal landfills Petroleum products refining and asphalt batching Private facilities for the disposal, storage, handling, transfer, processing and/or recycling of any solid or liquid wastes, including private landfills, and excluding residential sewage systems. Snow storage and disposal facilities Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits Warehousing, bulk storage of oil, gasoline or petroleum products Warehousing of cleaning products, pesticides, herbicides, fungicides and chemicals, excluding on-farm storage for agricultural production purposes
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Table 1 - Risk Categories by Land Use
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Category B Uses (Medium Risk)

Assembly of aircraft and aircraft parts, motor vehicles, truck, bus bodies, trailers, rail cars, mobile homes, ships and boats
Automobile service stations and gas stations
Commercial or industrial dry cleaning of textiles and textile products
Foundries non-ferrous metal smelting and refining
Leather tanning and finishing
Manufacturing and dyeing of textiles
Manufacturing of agricultural, commercial and industrial machinery
Manufacturing of cable and wire
Manufacturing of chemicals, resins, paints, varnish, printing inks, adhesives, plastics and reinforced fibreglass plastic
Manufacturing of electronic components such as semiconductors, printed circuit boards and cathode ray tubes
Manufacturing of engines, engine parts, steering and suspension parts, wheels and brakes
Manufacturing of jewellery and precious metals
Manufacturing of motor vehicle wiring
Manufacturing of pharmaceuticals and medicines
Manufacturing of unfinished fabricated metal products and parts
Manufacturing of wet electrical equipment and wet batteries
Metal casting operations
Metal finishing operation (electroplating, electro-coating, galvanizing, painting, application of baked enamel)
Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits
Vehicle stamping operations
Wood and wood product preservation and treatment

Table 1 - Risk Categories by Land Use

Category C Uses (Low Risk)

Abattoirs
Airports
Asphalt paving and roofing contractor yards
Automated manufacturing of soft drinks, distilleries, breweries and wine making
Automated production of baked goods, dairy, canned goods, frozen foods, processed food and meat
Cemeteries
Funeral homes
Furniture, casket, cabinet and other wood products manufacturing and assembly
Glass and glass products manufacturing
Golf courses
Intensive livestock operations and associated manure storage facilities and land application of manure
Lawn care contractors
Machinery equipment rental outlets
Market gardening farms
Manufacturing of dry batteries
Manufacturing electrical appliances, equipment, motors, lighting fixtures, lamps
Manufacturing of electric light bulbs and tubes
Manufacturing of paper, newsprint, boxes
Manufacturing of plastic and foam parts and products
Manufacturing of rubber products
Manufacturing of soaps and toiletry preparations
Medical health and other laboratories
Photographic developing facilities
Printing of newspaper, packaging and books
Rendering facilities
Repair of motor vehicles, aircraft, water craft, rail vehicles, trucks, buses and machinery
Repair of photographic equipment, electrical motors, electrical equipment, vending machines, small motors, appliances, computer equipment and jewellers
Retail sale of agricultural fertilizers and pesticides
Storage, repair yards and facilities for contractors
Transit terminals

11.6 Source Protection

As a condition of development, uses in the High and Medium Risk categories in Table 1, where permitted in the Municipality, outside of the Wellhead Protection Area, shall provide a disclosure report specifying the nature of the proposed use, its associated required services and facilities, the activities and operations to be conducted on-site and the substances to be used or stored on-site. Where deemed appropriate, Council may require the proponent of development to prepare a source protection plan for the intended use. The contents of the source protection plan may include but not be limited to: the preparation of a detailed hydrogeological study using protocols acceptable to the Ministry of the Environment and Climate Change that predicts the net groundwater and/or surface water quality impacts likely to occur on the subject property; mitigation measures, including Best Management Practices designed to minimize any risks to contamination of water resources; the preparation of a spill prevention and contingency plan.

12 INFRASTRUCTURE

12.1 Scope

The intent of this Plan is to ensure that infrastructure is adequate, efficient, cost-effective and has the capacity to service existing and proposed development. New infrastructure will be integrated with the phasing of development. Generally, the use of existing infrastructure will be optimized in concert with the intensification and redevelopment policies of this Plan before services are extended to greenfield development. The municipality may require an infrastructure optimization report as a means to ensure that the use of existing infrastructure is optimized. The municipality will endeavour, wherever possible to promote green infrastructure and the adaptive re-use of existing infrastructure.

The installation, maintenance and replacement of infrastructure will be undertaken in accordance with the municipality's Asset Management Plan to ensure that lifecycle costing is considered as part of land use decision making. The 2013 estimated replacement cost for infrastructure was calculated as \$33.56 million of which 45% is attributed to water and sewage services. The financial strategy of the municipality calls for increases in annual operating expenditures (e.g. property taxes, user fees etc.) and capital replacement expenditures designed to maintain asset values. The strategy would also incorporate defined levels of service in keeping with community expectations.

The intent of the municipality is to integrate growth and development in the community with infrastructure maintenance and expansion to ensure that land use planning decisions are financially sound. Emphasis will be placed on the optimization of existing infrastructure through the policies in this plan for intensification, redevelopment and compact development.

In general, municipal roads, road works and water and sewage works shall be planned in accordance with the Municipal Class Environmental Assessment (2014) process as approved under the *Environmental Assessment Act*.

12.2 Municipal Water and Sewage Disposal

All development within the Dubreuilville Urban Settlement Area shall be serviced with municipal water and sewage services or as per the policies of each designation except as otherwise provided in this Plan.

The reserve sewage system capacity and reserve water system capacity is adequate for a population of approximately 2,000 and consequently can accommodate expected growth. Capacity calculations may be required from time to time to monitor and assess the reserves for water and sewage based on planning applications for community development.

12.3 Individual On-site Water and Sewage Services

Development in the Dubreuilville Urban and Natural Resources Area, where permitted by the policies of this Plan, may be serviced with individual on-site water and sewage systems provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Full municipal services will not be extended to development beyond the boundaries of the Settlement Area. Water systems shall comply with *Ontario Regulation 903*, as amended with respect to the construction of water wells. Sewage systems shall conform with the applicable legislation (i.e. *Ontario Water Resources Act, Building Code Act*).

As a condition of development (i.e. lot creation), the proponent of any new on-site sewage disposal system shall provide evidence (e.g. contract or agreement), that there is sufficient sewage system capacity for any hauled sewage.

12.3.1.1 Water Efficiency Measures

To conserve water resources, the municipality will promote water efficiency measures (Township of Dubreuilville Water Efficiency Study Report, TSH, August 2000) such as the installation of water meters, low flow water fixtures and appliances and the repair of water leaks. These measures may be supplemented by a public awareness campaign.

12.4 Stormwater Management

12.4.1 Scope

Development in both urban and rural areas can change existing conditions such that the quantity and quality of storm water run-off is altered. Storm water management considers both water quantity and quality aspects of storm water run-off where artificial drainage improvements or practices become necessary. The protection and rehabilitation of stream corridors and erosion control along water courses are best approached through an integrated strategy and best management practices.

12.4.2 Storm water management shall be integrated as a component of the development approval process, particularly for subdivisions, multiple lot/unit residential development, commercial, industrial and public service facilities and in the design and implementation of storm water infrastructure.

12.4.3 Storm water management shall incorporate an ecosystem approach through the design, construction and post-construction phases. Ecological functions, particularly fish habitat, will be conserved or enhanced.

12.4.4 In the design and construction of storm water management infrastructure best management practices shall be used to ensure:

- A. That post-development flows, particularly in receiving streams, are maintained at pre-development levels and that the cumulative impacts of development are considered as part of storm water infrastructure design; also that storm water facilities do not increase the risks to human health and safety and property damage.
- B. The natural characteristics and quality of water of the receiving streams are maintained or enhanced including sediment control, riparian vegetation and thermal conditions, and the reduction of contaminant loads.
- C. That there will not be any new or increased downstream flooding or erosion (i.e. changes in water balance and erosion).
- D. That natural habitat areas are protected or enhanced or restored, and that the function of vegetative and pervious surfaces is maximized.
- E. That a construction mitigation plan is instituted to prevent stream borne sediments, changes in flow or other adverse characteristics from affecting the ecological functions or other impacts on receiving waters during construction.
- F. That the post construction phase shall include rehabilitation continued maintenance or infrastructure and preferably, a monitoring program.
- G. Storm water management infrastructure may be incorporated into parks and open space or green space within and between - communities or may be integrated with a wetland complex.
- H. Storm water management shall incorporate consideration for groundwater recharge and discharge and ensure that groundwater is not negatively impacted.

12.4.5 Approval under the *Ontario Water Resources Act* may be required if storm water is to be discharged to surface water.

12.5 Waste Management System

All development within Dubreuilville shall be serviced with waste management services. It is expected that industrial disposal generated by the forest products mill will be the responsibility of the company.

The municipal waste management system is adequate for the community for approximately 3 years. Capacity calculations may be required from time to time to monitor and assess the residual capacity based on planning applications for community development. Council is currently undertaking measures to establish a new waste management site to service future development subject to any Ministry of the Environment and Climate Change approvals. The municipality recognizes that development approvals will be subject to the capacity of waste disposal services and that development may not be approved where capacity is not adequate.

Waste-stream diversion will be addressed through a formal program for recycling.

The municipality will encourage the adaptive reuse of older and existing building stock as a way to reduce construction and demolition waste.

Land use compatibility measures related to waste management facilities are set out in Section 6.12 of the Plan.

12.6 Transportation

12.6.1 Provincial Highways

Highway 519 is recognized as a minor provincial highway for through traffic. Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. Development will be encouraged to utilize local roads and service roads wherever possible. This may include a traffic study to address both the impact of any new development upon the provincial highway system and any associated highway improvements that are required prior to the approval; a storm water management report where drainage would impact a highway downstream; and/or illumination studies. Any new roads proposed to be connected to a provincial highway are subject to provincial approval including spacing requirements between intersections. In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to Ministry of Transportation's approval. Early consultation with the Ministry of Transportation's is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within Ministry of Transportation's permit control area will be subject to Ministry of Transportation's policies, standards and requirements. Noise and vibration studies may be



required prior to considering whether development should be approved adjacent to provincial Highway 519 (see Section 9.4 for noise and vibration assessments). No new provincial highways are anticipated during the life of this Plan.

12.6.2 Municipal Roads

Standards for new road construction will include a minimum of 20 m (66 ft.) right-of-way, engineered design and layout, appropriate drainage and construction. Roads on lands under plan of subdivision may be assumed by a municipality provided the standards for road construction have been satisfactorily met.

The Land Use Plan, Schedules "A" and "B" shows the network of municipal roads. This includes proposed new roads including a connecting linkage between the southwest corner of the residential area and Goudreau Road.

12.6.3 Private Roads

There are no development-related private roads. Development on private roads is not permitted except for a condominium development provided that the internal road is connected directly with a public road and maintained by a public authority. Roads constructed to service a condominium development shall meet a municipal construction standard.

12.6.4 Resource Access Roads

For the purposes of this Plan, resource access roads are intended to provide access to resource-based land uses such as forestry, mineral or mineral aggregate extraction and are not intended to provide access to residential or commercial land uses. Resource roads are expected to be maintained by private enterprise under lease or other arrangements with the Crown. Resource access roads are shown on the Land Use Plan, Schedule "B".

12.6.5 Transportation Corridors

It is the intent of this Plan that existing transportation corridors for road and rail be protected from land use activities which may interfere with the function and safe operation of these corridors.

12.6.6 Infrastructure Corridors

It is the intent of this Plan that existing infrastructure corridors for utilities including electricity transmission be protected from land use activities which may interfere with the function and safe operation of these corridors. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities, and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible

with surrounding land uses. However, a proponent should be aware of the primacy of electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

12.6.7 Rail

The rail corridor is recognized as an important economic and transportation linkage through and serving the municipality. Rail-related noise and vibration attenuation and/or the construction of crash barriers/berms (for public safety against derailments) shall be considered in land use decisions for development proposed adjacent to or in the vicinity of the corridor (see Section 9.4).



12.6.8 Heliport

The heliport provides an important health-related public service. It is the intent of this Plan that this facility be protected for its function.



12.6.9 Recreational Trails

It is the intent of this Plan that the integrity of the vehicular and non-vehicular trail systems be maintained as a means of providing alternative transportation linkages or recreational services and support for active transportation. Trail alignments may be changed as long as the linkages are maintained.

13 ENERGY, AIR QUALITY AND SUSTAINABILITY AND CLIMATE CHANGE

13.1 Scope

The Municipality recognizes the importance of its air quality as a resource in maintaining the quality of life of residents as well as moving towards a more sustainable community. Council intends to examine different approaches to reach environmental sustainability by encouraging the development of new sources of 'green energy' into the community, together with improving the air quality.

13.2 Planning Principles

13.2.1 The intent of this Plan is to provide appropriate measures for the assessment and possible implementation of alternative sources of energy (i.e. renewable resources) (wind, water, solar, etc.) in conjunction with ensuring that measures are taken to improve air quality.



13.2.2 Renewable energy sources may include but are not limited to:

A. Active solar energy: The sun can be used directly to heat water for pools, homes and industry, to provide space heating and to generate electricity. The sun's energy can also be used to distill water and cook food.

B. Biomass energy: The sun's energy is stored in organic materials such as wood, grains and peat. Wood and peat are both burned to provide heat. Grains can be fermented into ethanol and used as a liquid fuel.



C. Geothermal energy: Heat from the earth's core can be used to generate electricity. It can also be used directly (with heat pumps) to heat and cool buildings.

D. Passive solar energy: Passive solar energy is incorporated into energy efficient building and landscape design, (e.g. window placement to heat retaining walls and floors).

E. Small hydro: Small hydro projects will generate power by using falling water at an average capacity of 20 megawatts or less. A 'run-of-the-river' project also uses falling water by directing water to the turbine using pipes, rather than dams.



F. Wind Energy: The energy from the wind can be harnessed by wind turbines and windmills to generate electricity and also to pump water.

13.2.3 Any proposal for new energy sources shall require proper Ministry (and other agencies) approval(s) as well as documentation supporting/justifying the proposed use. The report shall include information, depending on the source proposed, which indicates possible impacts on surrounding land uses, the environment, and what measures are required to ensure public health and safety and to provide for implementation. The tools available to Council include but are not limited to: Zoning, Site Plan Control, buffering, and Minimum Separation Distances.

13.2.4 Proposals or the construction of a new power source may require an amendment to this Plan.

13.2.5 Any expansions or proposals to the Forest Products Mill “burner” will require an Environmental Compliance Approval from the Ministry of the Environment and Climate Change. It is Council’s intent to reduce air pollution within the timeline of the planning program (i.e. within the next 20 years). This may be carried out but not limited to: placing restrictions on the Forest Products Mill “burner”(i.e. times of operation, duration, adding scrubbers, etc.); and implementing an idling by-law for trucks.

13.2.6 Council's intent is to move the community towards sustainability. This may be achieved but not limited to the methods outlined in the Dubreuilville Community Profile. Any proposal shall require proper documentation and justification for the said sustainability improvement and proper approvals.

It also the intent of Council to attract new industries which can utilize the resources of the community, rather than relying on imports (i.e. value-added forest products), production of local produce, increasing the amount of service based industries (i.e. adequate number of hotels/restaurants to supply the increase in the tourism industry).

13.2.7 Council, in conserving energy, may encourage energy audits and implementation measures to retrofit the existing stock (i.e. upgrading of windows, fixtures, energy efficient furnaces, etc.).

13.2.8 It is a policy of Council to inform the public and make applications, where deemed appropriate, to the senior levels of government in achieving a more energy efficient community.

13.2.9 It is a policy of Council to encourage non-vehicular movement (pedestrian and cycling) within the community.

13.2.10 It is the intent of Council to encourage the installation of: energy efficient solid fuel burning appliances; proper, energy efficient insulation; water conserving fixtures, etc. This may be enforced through a property standards by-law.

- 13.2.11** Council will encourage initiation of a recycling program within the community which may include: wastes, plastics, metals, wood, etc.
- 13.2.12** In reaching energy efficiency, it may be a policy of Council, in association with the Forest Products Mill, to harvest surplus heat for use in municipal buildings (e.g. schools, medical centre, township buildings, etc.)
- 13.2.13** The municipality encourages and supports measures that may reduce the impacts of climate change such as the pro-active implementation of policies in this plan for active transportation, the introduction of idling by-laws to reduce greenhouse gas emissions, facilitating the use of green infrastructure, the adaptive re-use of existing infrastructure and public service facilities, encouraging facilities for alternative energy production and energy conservation measures for municipal buildings and vehicle operations.

14 PLANNING TOOLS

14.2 Scope

Reference is made in this Plan to various planning tools such as site plan control, holding zones, temporary use by-laws and land division (consents and subdivision control). These tools may be used where they assist Council to enhance or provide for orderly development and to ensure compatibility with adjacent land uses.

14.2 Site Plan Control

Where the use of site plan control is provided for in this Plan, this shall enable Council to require any person or corporation to enter into an agreement (which can be registered on title) to provide for any of the matters set out in Section 41 of *The Planning Act*. Site plan control will typically apply to new commercial, industrial or public service facilities and waterfront development as set out in this Plan.

Site plan control provides detailed control of the development of a particular site. Under this provision, Council may require a site plan agreement with a developer outlining details such as parking areas, elevations and grades, landscaping and buffering, storage of wastes, lighting, entrance and exits, road widenings and services (water supply and sewage disposal services), exterior design and character and sustainable design elements (e.g. such as vegetation materials, street furniture, waste and recycling and bicycle parking), facilities for persons with disabilities and services (water supply and sewage disposal services).

Site plan control may be used to require the conveyance of land for a road widening to achieve the minimum standards for road widths set out in this Plan provided the conveyance does not exceed 5 m (16.4 ft.) on any one side. The conveyance will normally be along the length of the frontage of the property affected and shall be conveyed at no cost to the municipality.

14.3 Zoning

Council shall amend its Zoning By-law in conformity with the Official Plan to regulate the use of land, buildings and structures within the municipality in accordance with the enabling authority of Section 34 of the *Planning Act*.

14.4 Holding Zones

The Zoning By-law may include holding provisions subject to the enabling authority of Section 36 of the *Planning Act*. Lands which are subject to a holding provision shall be denoted as 'h' following the zone symbol for a particular zone category.

Holding provisions may be applied when the uses that will be developed in the area will be known. However, Council may delay development until specified conditions have been met (i.e. provision of services, remediation of contaminated sites), to control the phasing of development, to complete an Environmental Impact Study, Heritage Impact Assessment statement, etc. The holding provision will indicate the future use and the use permitted on the site during which the holding provision is in place.

The holding provision shall be removed when Council determines that the conditions have been met.

14.5 Interim Control By-law

Where Council has, by by-law or resolution, directed that a study be undertaken regarding its land use policies for an area or areas within the Planning Area, it may pass an interim control by-law under Section 38 of the *Planning Act* prohibiting the use of the land, buildings or structures within the area defined, except for uses as are set out in the by-law. An interim control by-law shall apply for a limited period of time. When an interim control by-law expires, the prior zoning shall automatically apply, unless a new Zoning By-law is passed.

14.6 Temporary Use By-laws

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning By-law. Council may, therefore, in a By-law passed under Section 39 of the *Planning Act*, authorize a temporary use of buildings or structures for any purpose set out therein. The period of time for a temporary use may be for a period of up to twenty years for a garden suite and up to three years in all other cases, both of which are renewable. In considering applications for such temporary uses, Council shall ensure that:

- A. Such uses are temporary in nature, compatible with surrounding land uses, and will not interfere with the long term development of the area; and
- B. Appropriate controls are placed in the implementing by-law to adequately regulate the temporary use.

Any use introduced under such a temporary use by-law does not acquire the status as a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease.

14.7 Property Standards

Council may adopt a property standards by-law under the *Building Code Act* with the objective of maintaining buildings, structures and properties in the municipality in a good state of repair.

The by-law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and without limiting the foregoing, shall include consideration for:

- A. the maintenance of yards and accessory buildings;
- B. the maintenance of residential and non-residential buildings and structures;
- C. occupancy standards;
- D. notices and orders;
- E. administration and enforcement procedures.

Council may prescribe minimum standards for the maintenance of heritage attributes for properties designated under the Ontario Heritage Act.

14.8 Land Division and Part-Lot Control

This Plan provides for land division using Part VI of the *Planning Act*. This includes land division by consent (e.g. generally the creation of one or two lots), and by plan of subdivision (e.g. division of land into multiple lots).

Where the use of land division is provided for in this Plan, this shall enable Council to require any person or corporation to enter into an agreement to satisfy any of the matters or conditions as may be provided for in Section 51 or 53 of the *Planning Act*.

An application for a consent or plan of subdivision shall be in accordance with the requirements of *The Planning Act*. Additional information may be required in assessing the appropriateness of the application. This may include the requirement for special studies such as noise and vibration, archeological assessment, environmental impact statement for a natural heritage feature or area, minimum distance separation, influence area, heritage impact assessment etc. Such studies shall be undertaken by the proponent at his/her cost and does not guarantee the approval of any application. Applications may not be further processed until such studies are submitted and deemed to be adequate.

Consents may be granted for the following purposes:

- A. to correct lot boundaries;
- B. to convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot for the purpose for which it is being or will be used;

- C. to clarify title to the land;
- D. where the effect of the severance does not create an additional building lot with respect to a lot addition;
- E. to permit an easement;
- F. to permit a severance for municipal or other government purposes.

Part-lot control may be used for existing plans of subdivision where it is necessary to re-align lot boundaries to clarify or grant title, exact specific servicing requirements as a condition of consent such as a road widening or to further control internal development on a lot.

14.9 Community Improvement

Community improvement may be used as permitted under Section 28 of the Planning Act and Section 365.1 of the Municipal Act.

14.9.1 Community improvement may be used to improve or upgrade infrastructure, public service facilities and to maintain, restore or renew buildings and properties, improvement of energy efficiency, construction and provision of affordable housing.

14.9.2 The intent of this Plan is to recognize the Dubreuilville Urban Settlement Area as a Community Improvement Area. Within the Community Improvement Area, Council may undertake or provide for one or more projects through the preparation of a Community Improvement project Area Plan. This may include the identification, repair, restoration or redevelopment of brownfield sites, environmental site assessment, environmental remediation, development and redevelopment, construction and reconstruction of lands and buildings for rehabilitation purpose or for improving energy efficiency, buildings, structures, works improvements or facilities.

14.9.3 Community improvement plans will encourage the conservation, rehabilitation, renewal and reuse of cultural heritage resources

14.9.4 Council may use a property standards by-law to provide for the upgrading, maintenance or restoration of buildings and properties.

14.9.5 Council may make grants or loans towards the cost of rehabilitation of lands and buildings in conformity with the community improvement plan and may use financial incentives as provided for under the Municipal Act.

14.9.6 Brownfields

Brownfields are typically former industrial and commercial sites that are underused, derelict or abandoned and may or may not have soil or water contamination because of chemicals or other pollutants. The municipality may provide for the reuse or redevelopment of brownfield sites by using a variety of tools including:

14.9.7 The preparation of community improvement plans (Section 28 of the Planning Act) of which a component may be a program to issue grants or loans for rehabilitation;

14.9.8 The use of financial incentives or grants where authorized by the Municipal Act;

14.9.9 Incentives and provisions of the Brownfields Statute Law Amendment Act.

14.10 Existing Uses

Nothing in this Plan shall affect the continuance of uses legally established under the provisions of any Zoning By-law in force on the date of approval of this the Plan or other legally established land uses including uses that do not conform with the land use designations as shown on the Land Use Plan, Schedules "A" and "B". Nothing in this Plan shall prevent the reconstruction of legal non-conforming uses which are inadvertently destroyed by a natural cause (e.g. fire, flood, earthquake) nor prevent the maintenance, repair or strengthening of any building to a safe condition.

It is the intent of this Plan, that non-conforming uses, where they exist, should eventually cease to exist. It may be desirable, however, to permit the extension, enlargement or change of a non-conforming use to a similar or more compatible use subject to the following criteria:

- A. The extension or enlargement does not aggravate the non-conforming situation for neighbouring uses;
- B. The extension or enlargement is in reasonable proportion to the existing use and to the land on which it is to be located;
- C. The proposed extension or enlargement will not create undue noise, vibration, fumes, smoke, dust, odours, glare from lights or environmental hazards;
- D. Traffic and parking conditions in the vicinity will not be adversely affected and traffic impacts will be kept to a minimum by the appropriate design of ingress and egress points to and from the site and by improvement of site conditions especially in proximity to intersections;

- E. Adequate provisions have been or will be made for off-street parking and loading facilities where they apply;
- F. Infrastructure and public services such as roads, waste disposal, school bussing etc. are adequate or can be made adequate, where they apply.

14.11 Lots of Record

Lots of record which are vacant may generally be used for building purposes provided they front on and have direct access to a publicly maintained road, or meet the access provisions of this Plan and can be adequately serviced with appropriate sewage disposal and water supply services. An absolute minimum lot size may be established in the Zoning By-law.

14.12 Planning Applications

Amendments to the Plan may be initiated by application or by Council in compliance with the requirements of the *Planning Act*. Council intends to consult with the public prior to making a decision on a planning application. This may be in addition to any required statutory public meeting. Applications for development for an official plan amendment, a zoning by-law amendment, site plan control, subdivision or consent shall be reviewed for completeness. The municipality/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the *Planning Act* are not submitted as part of the application. These studies or information may include, but are not limited to:

- A servicing options report or an infrastructure optimization report
- A hydrogeological study
- A study to assess the capacity of water, wastewater, storm water and public service facilities to service new development or redevelopment
- A drainage and/or stormwater management report
- An Environmental Impact Study for a natural heritage feature or area
- An Archaeological Assessment and/or a Heritage Impact Assessment
- An influence area study for development in proximity to a waste management facility, industrial use or mineral aggregate use
- A traffic study
- An illumination study
- A mine hazard rehabilitation assessment
- A contaminated site assessment report
- A noise and/or vibration study
- A source protection study
- A MDS I or II calculation

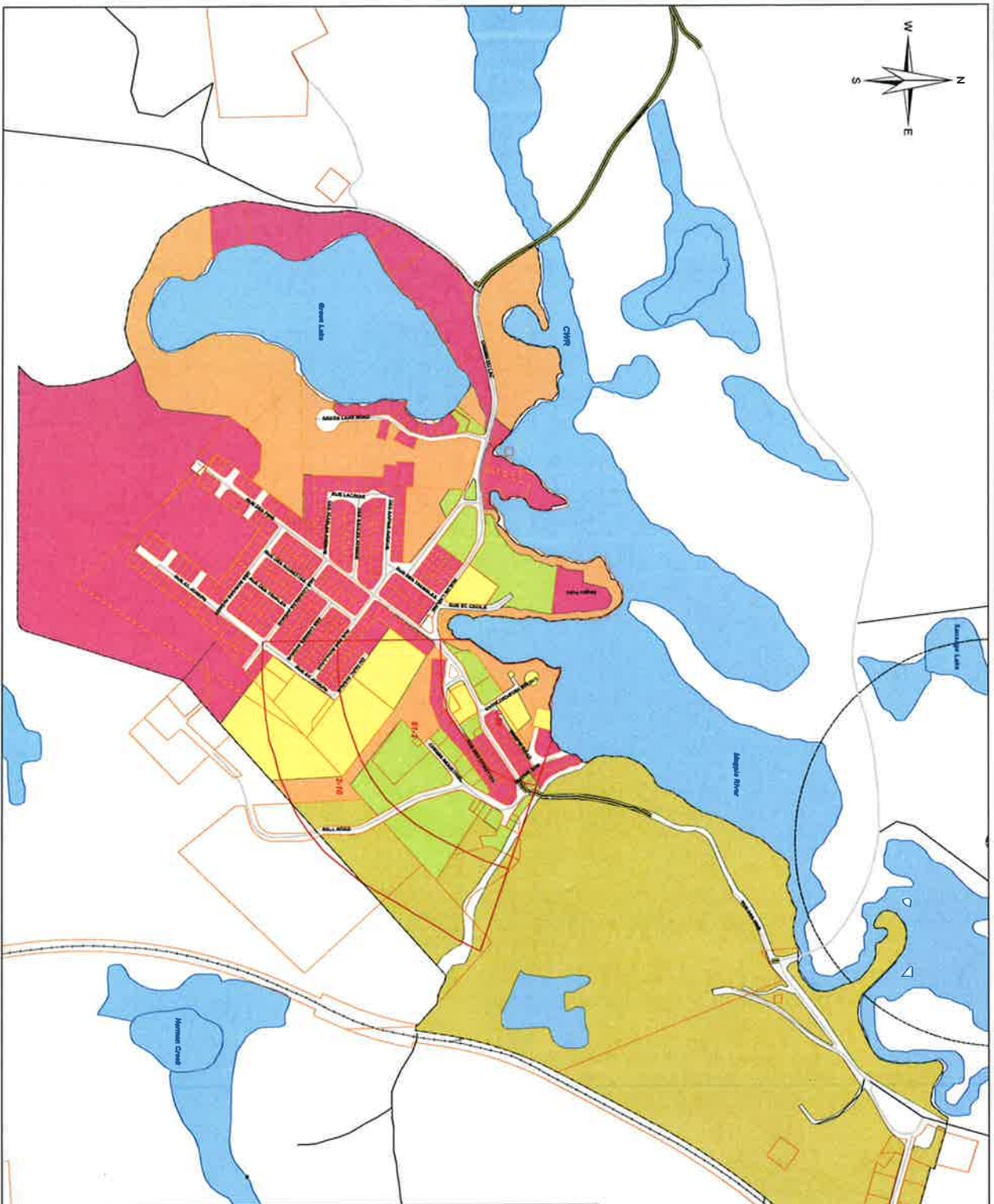
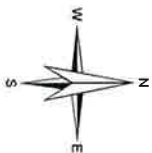
- A minimum separation distance calculation for an industry, waste management facility, pit or quarry
- An off-site septage haulage report

These studies may be in addition to other requirements set out in Ontario Regulations 543/06, 544/06, 545/06 or 547/06, as amended

Council/the approval authority may refuse to accept an application as complete in the absence of required studies in support of an Official Plan amendment, a zoning by-law amendment, a subdivision, consent, or site plan application.

15 INTERPRETATION

- 15.1** It is intended that the boundaries of the land use designations shown on Land Use Plan, Schedules "A" and "B" be considered as approximate. Boundaries are to be considered absolute only where clearly bounded by roads, railways, rivers or streams or other geographical barriers. Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor to the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the Land Use Plan, Schedules "A" and "B".
- 15.2** It is intended that all figures and numerical quantities herein shall be considered as approximate unless otherwise stated. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures.
- 15.3** For the purposes of this Plan, it is interpreted that the existing use refers to the land presently or actually in use and not necessarily the total land area or land holding of the property owner.
- 15.4** Where examples of permitted uses are provided for in the land use policies of this Plan, it is intended to indicate the possible range of uses considered appropriate and not to be interpreted as all-encompassing unless otherwise stated as such. However, all uses shall be in conformity with the general intent and policies of the general land use designations of this Plan.
- 15.5** Where an Act or portion of an Act is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may supersede the Act so named.
- 15.6** Reference shall be made to the Provincially Policy Statement, April 30, 2014 for terms defined and used in this Plan.



0 105 210 420 630
Meters

Scale / Echelle 1:5,128 March 30, 2015 / Le 30 mars 2015

Projection
Transverse Mercator
WGS 1984 UTM Zone 16N
Created: March 16, 2015
Created By: Municipality of Wawa

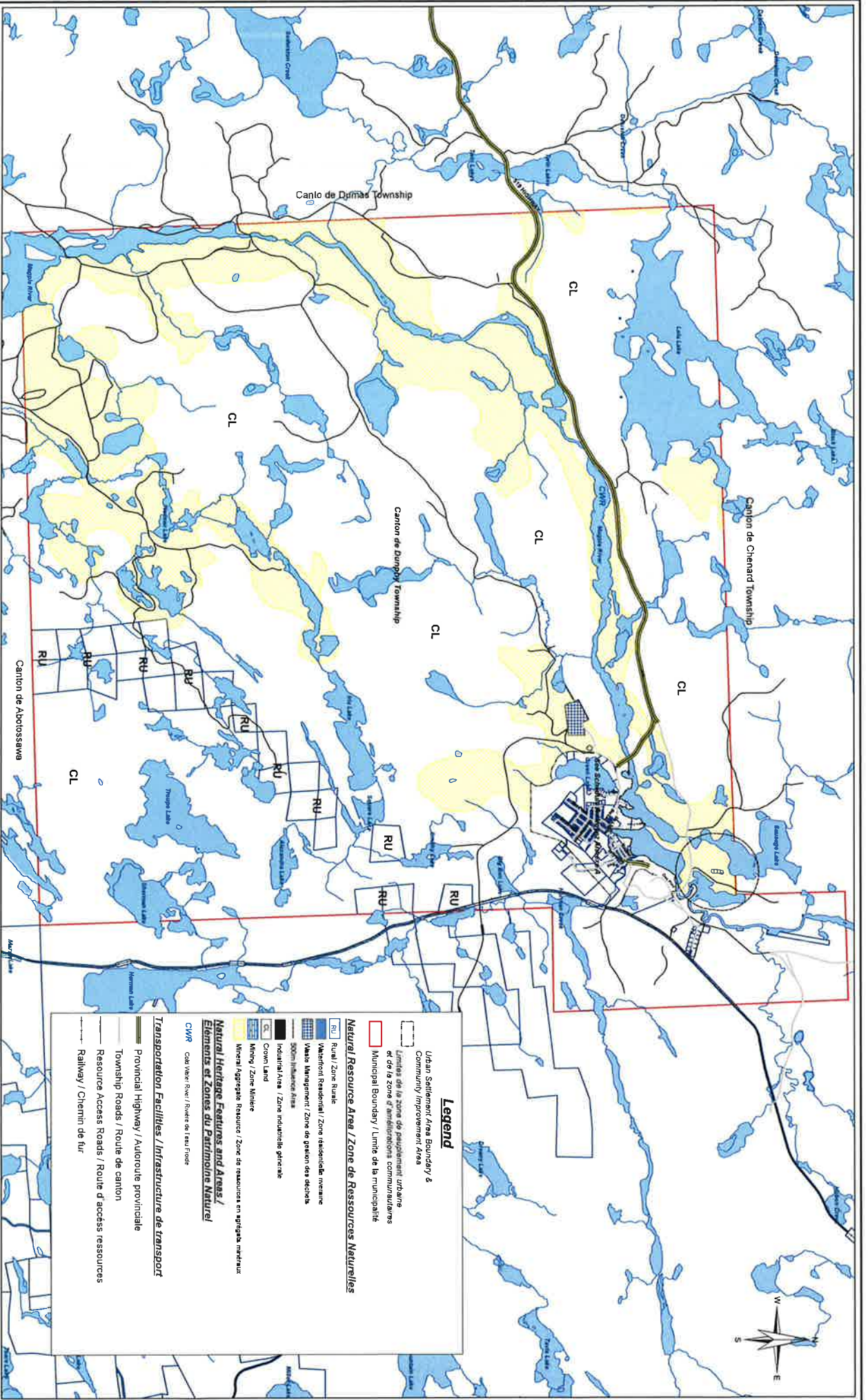
OFFICIAL PLAN / PLAN OFFICIEL

Schedule A/Annexe A Urban Settlement Area/Zone de Peuplement Urbaine

Legend

- Urban Settlement Area Boundary /
Community Improvement Area
- Limites de la zone de peuplement urbaine
et de la zone d'améliorations communautaires
- Land Use Designations / Affectation du sol**
- Urban Settlement Area / Zone de peuplement urbaine**
- Residential Area / Zone résidentielle
- Commercial Area / Zone commerciale
- Industrial Area / Zone industrielle
- PSF Public Facilities Service / Zone d'installations et de service publics
- POSI Parks and Open Space Area / Zone de parcs et espaces ouverts
- Rural Area / Zone rurale**
- Waste Management Systems / Zone de gestion des déchets
- 500m Influence Area / Aire d'influence de 500 m
- Wellness and Source Protection /
Protection des sources d'approvisionnement en eau / PSAE**
- PSAE 0 - 50 Day TOT / PSAE 0 - 50 jours TOT
- PSAE 1 - 2 WHPA 51 Days - 2 Years TOT / PSAE 1 jours - 2 ans TOT
- PSAE 2 - 10 Years TOT / PSAE 2 - 10 ans TOT
- Natural Heritage Features and Areas /
Éléments et Zones du Patrimoine Naturel**
- CWR Cold Water River / Rivière de'eau froide
- Transportation Facilities / Infrastructure de transport**
- Provincial Highway / Autoroute provinciale
- Township Roads / Route de canton
- Resource Access Roads / Route d'accès ressources
- Railway / Chemin de fer





0 0.5 1 2 3
 Scale / Echelle 1:24,000
 Kilometers

Projection
 Transverse Mercator
 WGS 1984 UTM Zone 18N
 Created: March 30, 2015 / le 30 Mars 2015
 Created By: Municipality of Wawa

OFFICIAL PLAN / PLAN OFFICIEL

Schedule B / Annexe B

Natural Resource Area / Espace ressources naturelles

Legend

Urban Settlement Area Boundary & Community Improvement Area
 Limites de la zone de peuplement urbain et de la zone d'améliorations communautaires

Municipal Boundary / Limite de la municipalité

Natural Resource Area / Zone de Ressources Naturelles

RU Rural / Zone Rurale
 RU1 Waterfront Residential / Zone résidentielle maraîchère
 RU2 Waste Management / Zone de gestion des déchets
 RU3 300m Inland Water Area
 CL Crown Land
 Mining / Zone Minière
 Mineral Aggregate Resource / Zone de ressources en agrégats minéraux

Natural Heritage Features and Areas / Éléments et Zones du Patrimoine Naturel

CWR Coel Water River / Rivière de eau froide

Transportation Facilities / Infrastructure de transport

Provincial highway / Autoroute provinciale
 Township Roads / Route de canton
 Resource Access Roads / Route d'accès ressources
 Railway / Chemin de fer

