

THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF OPASATIKA
(URBAN SECTION)

PN: 0462
DRAFTED: 5 JANUARY 1988
REVISED:

THE PLANTARIO GROUP LTD.
WILLOWDALE, ONTARIO

CERTIFICATION

OFFICIAL PLAN FOR THE
TOWNSHIP OF OPASATIKA
(URBAN SECTION)

The Official Plan for the Township of Opasatika (Urban Section), consisting of the attached text and schedules, was adopted by the Corporation of the Township of Opasatika by By-law No. 89-190... in accordance with Section 18(3) of the Planning Act, 1982, on the 13th day of February..., 1989.

THE CORPORATION OF THE TOWNSHIP OF OPASATIKA

Signed: *J.R. Dene*

(Reeve)

Signed: *Denis Siquin*

(SEAL)

(Clerk)

I hereby CERTIFY that this is the ORIGINAL/a DUPLICATE ORIGINAL of the Official Plan for the Township of Opasatika (Urban Section) as adopted by By-law No. 89-190 of the Corporation of the Township of Opasatika on the 13th day of February..., 1989.

Denis Siquin (SEAL)
(Clerk)

THE CORPORATION OF THE TOWNSHIP OF OPASATIKA

BY-LAW NO.

A BY-LAW FOR THE ADOPTION OF
AN OFFICIAL PLAN FOR THE
TOWNSHIP OF OPASATIKA (URBAN SECTION)

WHEREAS Council of the Corporation of the Township of Opasatika recommends the adoption of an Official Plan for the Urban Section;

AND WHEREAS Council of the Corporation of the Township of Opasatika is satisfied that the requirements of Sections 17(2), 17(3) and 17(5) of the Planning Act, 1983, have been met;

NOW THEREFORE Council of the Corporation of the Township of Opasatika, in accordance with Section 17 of the Planning Act, 1983, ENACTS as follows:

1. The Official Plan for the Township of Opasatika (Urban Section), consisting of the attached text and schedule, is hereby adopted.
2. The Clerk is hereby authorized and directed to compile and forward a record, in accordance with Section 17(7) of the Planning Act, 1983.
3. The Clerk is hereby authorized and directed to provide notice of Council's adoption of this Official Plan to the Minister of Municipal Affairs in accordance with Section 17(8) of the Planning Act, 1983.
4. This By-law shall come into force and take effect on the date of final passing hereof.

THIS BY-LAW read a first and second time this day of, 198.. .

THIS BY-LAW read a third time and passed this day of, 198.. .

THE CORPORATION OF THE TOWNSHIP OF OPASATIKA

BY-LAW NO.

A BY-LAW FOR THE ADOPTION OF
AN OFFICIAL PLAN FOR THE
TOWNSHIP OF OPASATIKA (URBAN SECTION)
(Cont'd.)

THE CORPORATION OF THE TOWNSHIP OF OPASATIKA:

Signed: _____ Signed: _____ (SEAL)
(Reeve) (Clerk)

I hereby CERTIFY that the above is a true copy of By-law No. of
the Corporation of the Township of Opasatika as enacted and passed
on the day of, 198.. .

_____ (SEAL)
(Clerk)

TABLE OF CONTENTS

SECTION		PAGE
1	INTRODUCTION	
	(1) Title of Plan	1
	(2) Contents of Plan	1
	(3) Scope of Plan	1
	(4) Purpose of Plan	2
2	BASIS AND OBJECTIVES	
	(1) Basis of Plan	3
	(2) Objectives of Plan	4
3	SERVICE POLICIES	
	(1) Water Supply and Sewage Disposal	7
	(2) Solid Waste Disposal	9
	(3) Roads	9
	(4) Utilities and Public Safety	12
	(5) Schools	12
	(6) Parks and Recreation	13
4	LAND DIVISION POLICIES	
	(1) Determination of Land Division Method	15
	(2) Guidelines for Land Severance Approvals	18
	(3) Guidelines for Subdivision Approvals	19
5	GENERAL LAND USE POLICIES	
	(1) Standards and Agreements	22
	(2) Site Conditions	22
	(3) Building Requirements	24
	(4) Site Amenities	25
	(5) Non-Conforming Uses	26
	(6) Conversion of Uses	29
	(7) Public Uses	30
	(8) Accessory Uses	30
	(9) Crown Lands	31
	(10) Group Homes	31
	(11) Heritage Conservation	31
	(12) Energy Conservation	31
	(13) Community Improvement	32

TABLE OF CONTENTS (Cont'd.)

SECTION		PAGE
6	LAND USE POLICIES	
	(1) Land Use Plan	36
	(2) Townsite	36
	(3) Shoreline	42
	(4) Rural	45
	(5) Environmental Protection	49
	(6) Sensitive	53
7	IMPLEMENTATION	
	(1) General	56
	(2) Application Processing Fee By-law	56
	(3) Land Use Controls	56
	(4) Community Improvement	59
	(5) General Controls	61
8	INTERPRETATION	
	(1) Land Use Boundaries and Roads	64
	(2) Quantities	64
	(3) Metric Units	64
	(4) Agency Names and Responsibilities	64
	(5) Legislation	65
9	ADMINISTRATION	
	(1) Plan Information	66
	(2) Plan Review	66
	(3) Plan Amendments	66
SCHEDULE		FOLLOWING PAGE
A	Land Use	66

SECTION 1

INTRODUCTION

(1) TITLE OF PLAN

This Plan may be cited as the "Township of Opasatika Official Plan (Urban Section)".

(2) CONTENTS OF PLAN

Sections 1 through 9 of the text, together with SCHEDULE A-LAND USE, constitute the Township of Opasatika (Urban Section) Official Plan.

(3) SCOPE OF PLAN

(a) PLANNING AREA:

This Plan applies to the urban area of the Corporation of the Township of Opasatika. The boundary of the urban area is shown on SCHEDULE A.

(b) PLANNING PERIOD:

The policies and schedules contained in this Official Plan cover a Planning Period to the year 2006.

(c) EFFECT ON PUBLIC SECTOR:

Once this Plan is in effect, Section 24 of the Planning Act will require any public works undertaken in the Planning Area and any by-law passed by the Council for any purpose, with certain exceptions, which applies to the Planning Area, to conform to this Plan.

(d) EFFECT ON PRIVATE SECTOR:

Although this Official Plan is a legal document, it cannot control or regulate the use of land by the private sector until such time as it is implemented by zoning by-laws passed pursuant to Section 34 of the Planning Act, and by other by-laws passed pursuant to the Planning Act and other Provincial Statutes.

(4) PURPOSE OF THE PLAN

The purpose of this Plan is to provide a document to guide the development of land in the Planning Area.

This Plan will assist both the public and private sectors' decision-making in land use matters. Council may use the Plan to identify public undertakings which will be required and to assign appropriate budget, timing and locational priorities to such undertakings. It will also be better able to assess proposals brought before them. The private sector, by being informed of the Plan for development, may make decisions on their operations in the context of known public policies.

In addition, this Plan will provide a basis for zoning and other by-laws which the Council may enact to regulate the development of land within the Planning Area.

SECTION 2

BASIS AND OBJECTIVES

(1) BASIS OF PLAN

In preparing this Plan, it was necessary to examine several factors which could affect the type, location and rate of development and other land use changes in the Planning Area. As well, it was necessary to determine the areas capability to sustain or accommodate potential changes. These findings were used as a basis for the policies and schedules contained in this Plan and are summarized as follows:

(a) POPULATION PROJECTION:

This Plan provides for an expected population growth to approximately 491 persons by the year 2006.

(b) DEVELOPMENT TREND:

Development is expected to occur in the Townsite because of the presence of services, and the lack of a developed road pattern outside the Townsite. The Townsite will continue to act as a service centre providing a variety of community and commercial facilities to its immediate hinterland.

(c) IMPORTANCE OF NATURAL RESOURCES:

Mining and forestry activities are expected to create the greatest concern to the Planning Area as a result of fluctuations in the economy. It is, however, expected that mining and forestry activities will dominate the economy of the Township as a whole during the life of this Plan.

(d) IMPORTANCE OF TOURISM:

The Township's natural features should provide additional tourist opportunities as the public and private sectors of the economy continue to grow and demand new tourist facilities. The capability exists to expand activities such as leisure vacations, hunting, fishing, boating, snowmobiling and skiing. The Planning Area should benefit from the expansion of tourism demands within the Township through the establishment of new commercial businesses and tourist-related commercial businesses.

(e) **IMPORTANCE OF COMMUNITY IMPROVEMENT:**

In order to enhance the social and economic well-being of the residents of the Townsite directly and the entire population of the Township indirectly, Council shall make improvements in the Townsite in order to stabilize the present situation and promote opportunities for economic expansion and development.

(2) **OBJECTIVES OF PLAN**

The following objectives are the policy statements upon which the general development policies, the land use policies and the land use designations for the Planning Area are based:

(a) **MAINTENANCE OF FINANCIAL WELL-BEING:**

Only development which will provide sufficient revenue to keep the additional cost of providing required services to a minimum shall be permitted. In this respect, a healthy economic balance shall be maintained between the costs occasioned by development and the tax benefits derived from such development.

(b) **MINIMIZATION OF SERVICING COSTS:**

Patterns of development which will help pay for existing services or, at least, facilitate the provision of public services at the least cost to the taxpayer shall be encouraged. Those forms of development which would require excessively expensive services shall not be permitted.

(c) **ACCOMMODATION OF PROJECTED POPULATION:**

The population growth which is anticipated by this Plan shall generally be accommodated within the serviceable area of the Townsite as single-family dwelling units.

(d) **MANAGEMENT OF NATURAL RESOURCES:**

Although the major sources of natural resources are located outside the Planning Area, their impact on the Planning Area requires that their land use management be in accordance with the policies and programs of the Ministry of Natural Resources.

(e) **PROMOTION OF TOURISM DEVELOPMENT:**

A portion of the Planning Area's economy is directly or indirectly dependent upon tourism. This Plan intends to encourage tourism development provided that it is compatible with the natural environment.

(f) **ENCOURAGEMENT OF INDUSTRIAL AND COMMERCIAL DEVELOPMENT:**

Industrial and commercial development requiring minimal services shall generally be directed to the Townsite designation in order to develop local economies and to improve the tax base of the Planning Area provided, however, that it is compatible with the natural environment.

(g) **ENHANCEMENT AND PRESERVATION OF THE ENVIRONMENT:**

Those environmental qualities which contribute to the attraction and economy of the Planning Area are to be enhanced and preserved. Particular care will be exercised to ensure that development is restricted on lands which pose environmental or other sensitive constraints, including those lands which pose a hazard for development.

(h) **ENERGY CONSERVATION:**

The efficient use and conservation of energy supplies in the Planning Area shall be encouraged.

(i) **MAINTENANCE OF BUILDINGS:**

Existing buildings and structures which are substandard should, over time, be repaired or removed. Methods for dealing with such problems include maintenance and occupancy by-laws, provisions for the enactment of which

are contained in this Plan. It is intended, however, that undue hardship to affected property owners should not result from the enforcement of any such by-law.

(j) **COMMUNITY IMPROVEMENT:**

Council shall promote community improvement projects which improve and enhance the appearance, safety and environmental qualities within the Townsite, while ensuring the compatibility of adjacent land uses. Improvement projects may include the provision and maintenance of parks and recreational opportunities, as well as the provision, maintenance and upgrading of vehicle and pedestrian related infrastructure and other municipal utilities and services.

SECTION 3

SERVICE POLICIES

(1) WATER SUPPLY AND SEWAGE DISPOSAL

(a) PUBLIC PIPED SEWERAGE SERVICE:

Public piped sewerage service shall be provided in the area designated Townsite in accordance with the following policies:

(i) Service Capacities

Prior to approving any development which will utilize the public piped sewerage service, Council, in consultation with the Ministry of the Environment, shall ensure that the necessary capacity is available in the sewage treatment lagoon and related trunk facilities.

(ii) Service Connections

Prior to approving a development application which requires public piped sewerage service, Council, in consultation with the Ministry of the Environment, shall ensure that the owner has entered into an agreement to connect to such service.

In areas where the service already exists, or in areas where services are introduced as development takes place, Council shall require that existing development connect to such services.

(iii) Servicing Responsibilities

The servicing of new development shall generally be financed, constructed and maintained (for a specific period) by the developer before being turned over to the Corporation.

(iv) Servicing Standards

All services shall be constructed to the standards and specifications set from time to

time by Council in conformity with general engineering practices, fire underwriters' standards and the standards of the Ministry of the Environment.

(b) INDIVIDUAL PRIVATE SYSTEMS:

This Plan requires development on individual private systems to comply with the following policies before such development shall be permitted:

(i) Water Supply Systems

Each proposed water source and supply system shall meet the applicable quality and quantity guidelines of the Ministry of the Environment and the Canada Drinking Water Standards to the satisfaction of the Porcupine Health Unit and/or Ministry of the Environment. If, in the opinion of the Porcupine Health Unit and/or the Ministry of the Environment, it appears that the operation of a proposed water supply system will impair the water supply to existing development and/or the natural environment in the vicinity, and assessment of local ground water conditions by the Health Unit and/or the Ministry of the Environment or person(s) approved by them shall be required before approval will be given to the proposed system.

(ii) Sewage Disposal Systems

Outside the Townsite designation, the preferred method of sewage disposal shall be a septic tank and tile bed system. If, in the opinion of the Porcupine Health Unit, or where applicable, the Ministry of the Environment, a site appears to have unsuitable soil, drainage, or other conditions which could adversely affect the operation of a proposed sewage disposal system, soil and similar tests by the Health Unit and/or the Ministry of the Environment or person(s) approved by them shall be required before approval will be given to the proposed system.

(iii) **Substandard System Improvements**

Residents shall be encourage to participate in any programs designed to upgrade or replace existing substandard individual water supply and/or sewage disposal systems.

(c) **PRIVATE PIPED SERVICES:**

No development on private piped services shall be permitted in the Planing Area.

(2) **SOLID WASTE DISPOSAL**(a) **OPERATION:**

Although located outside the Planning Area, the existing active sanitary land-fill site for solid waste disposal purposes shall continue to be used in accordance with the regulations of the Ministry of the Environment. Solid waste shall not be disposed of in any other locations unless the site has been approved by the Ministry of the Environment.

(b) **FUTURE SITES:**

The existing active land-fill site shall be monitored on a regular basis and at least two (2) years prior to reaching capacity, studies will be undertaken to select a new location.

New operations require approval of the proposed site from the Ministry of the Environment as to the location, characteristics of the operation, buffer planting and screening, etc., in accordance with the Environmental Protection Act and the Environmental Assessment Act and the Regulations passed thereunder.

(3) **ROADS**(a) **FUNCTION:**

Within the Planning Area, both the Province and Council shall ensure that the road system continues to facilitate

the satisfactory movement of people, goods and through traffic in harmony with the Provincial highway system.

(b) **JURISDICTION AND RESPONSIBILITY:**

It shall be the responsibility of the Province to adequately maintain and improve, where necessary, the Provincial Highway within the Planning Area. All other existing roads within the Planning Area, except privately owned roads, shall be the responsibility of the Council.

The Provincial Highway shall be designed and maintained in accordance with the Ministry of Transportation's standards. Municipal roads shall be designed and maintained in accordance with municipal standards and the policies of Council.

(c) **ACCESS TO DEVELOPMENT:**

The development of land shall be permitted only where access to and frontage on a Provincially or municipally (year-round) maintained road is available or established as a condition of a development approval. However, access to the Provincial Highway shall be subject to the Ministry of Transportation's "Access Control Policies".

(d) **IMPLEMENTATION:**

Improved roads shall include the Provincial Highway and the municipally maintained roads (acceptable to the Ministry of Transportation for subsidy purposes) which are maintained year-round.

Within the Planning Area, existing roads shall be identified as improved or not improved in the Township's implementing zoning by-law. An amendment to the by-law shall be required for the addition or extension of a road, or a reclassification of a road.

Where an individual requests that a road be opened, or that a road be extended, or that a road be reclassified, it will be necessary for the applicant to prepare a detailed study of the planning, financial and legal implication of the proposal. Council may approve an amendment to the by-law where the study indicates the proposal is clearly in the public interest and it is feasible.

(e) **LAND ACQUISITION FOR ROAD PURPOSES:**

Where land is required for road widening, road extensions, road rights-of-way, prevention of landlocked parcels, bridge construction, intersection or railway crossing improvements, such land shall be obtained for the appropriate agency in the course of approving land severance, plans of subdivision and development applications. In addition, land acquisition for road purposes may be obtained by exercising (under the Municipal Act) the provisions in most patents for reserving a portion of the land. Any proposals to widen, extend or improve roads in the Planning Area should take into account the scenic factors and natural attributes of adjacent lands, particularly trees which may be on or near road allowances.

(f) **IMPROVEMENTS:**

In order to maintain a satisfactory road system, the Province and Council shall pursue a program to maintain their roads in a good state of repair and undertake intersection, bridge and crossing improvements.

(i) **Roads**

It is intended that, wherever possible, improvements in the form of better road alignments, surfaces, road widths, ditching and the establishment of adequate road allowance will be undertaken.

(ii) **Intersections, Bridges and Crossings**

It is intended that, wherever possible, as new traffic conditions warrant, improvements in the form of sight triangles, regulation of turning movement, proper signage, and marking of traffic lanes will be undertaken.

In addition, wherever possible, as new traffic conditions or structural conditions warrant, improvements in the form of bridge repairs will be undertaken.

No development of lands shall be approved in close proximity to an intersection or railway crossing which is scheduled for improvement until the improvement has been sufficiently designed to determine the land required for such improvement.

(4) **UTILITIES AND PUBLIC SAFETY**

(a) **REQUIREMENTS FOR DEVELOPMENT:**

Before any development proposal is approved, it shall be assured, by the appropriate agencies, that utilities (such as electricity and telephone), fire protection and police protection necessary to serve the proposed development will be provided. When small-scale development is involved, such as that resulting from land severance activity, the proposed development should be located in an area where such services already exist and are economically feasible to maintain.

(b) **UTILITY CORRIDORS:**

Residents shall be made aware of any proposals for new power transmission corridors. Any new development which is proposed in the vicinity of such facilities shall be designed so as to reduce any potential conflicts between the proposed use and existing facilities.

(c) **LANDS FOR EASEMENTS AND EMERGENCY ACCESS:**

Where land is required for utility easement or for emergency access, such land shall be obtained for the appropriate agency in the course of approving land severances, plans of subdivision and development applications.

(5) **SCHOOLS**

(a) **ACCOMMODATION PLANNING:**

School boards having jurisdiction in the Planning Area shall determine, in conjunction with Council, the size and timing of required new educational facilities or the

need to close an existing facility. At such time as the school boards have completed long-range accommodation planning, their proposals may be added to this Plan by amendment.

(b) **REQUIREMENTS FOR DEVELOPMENT:**

Before any development is approved which will generate additional pupils, it shall be assured that the necessary pupil accommodation and any required school busing will be provided.

(6) **PARKS AND RECREATION**

(a) **LAND CONVEYANCE:**

Council may require, as a condition of approval for the division of land under Section 50 or 52 of the Planning Act, that the owner convey 2% of such lands for park or public recreational purposes in the case of land proposed for commercial or industrial purposes and 5% in all other cases.

Lands having constraints may not be acceptable for parkland purposes. Therefore, all lands to be conveyed to the Corporation for park or other public recreational purposes shall be approved by Council. Also, where a watercourse adjoins the lands to be conveyed, adequate space for access to the lands shall be provided for maintenance and operation purposes.

Lands conveyed to the Corporation shall be used for parks or other public recreational purposes, but may be sold by Council.

(b) **ALTERNATIVE CONVEYANCE:**

Council may require the payment of money to the value of the land otherwise required to be conveyed above in lieu of such conveyance. Such amount of payment of the value of the land shall be determined in accordance with the provisions of Section 50 of the Planning Act.

All such monies collected by the Corporation shall be used in accordance with Section 50 of the Planning Act.

(c) **PARKLAND REQUIREMENTS:**

The following requirements should be applied:

(i) **Townsite Designations**

No additional parkland is required. Monies should be accepted in lieu of land in order to finance improvements to existing facilities.

(ii) **Shoreline Designations**

The existing shoreline park facility should continue to be developed and enlarged for use by the general public.

(iii) **Other Designations**

Due to the nature of the lands or to the nature, scale and density of development in the remaining designations, no lands for parks or public recreation purposed need be acquired or developed; therefore, monies should be accepted in lieu of land in order to finance improvements to existing facilities.

SECTION 4

LAND DIVISION POLICIES

(1) DETERMINATION OF LAND DIVISION METHOD

(a) REQUIREMENTS FOR PLANS OF SUBDIVISION:

With the exception of land severances granted by the consent-granting authority, all other land division in the Planning Area shall take place by registered plan of subdivision. A plan of subdivision shall conform to this Plan and shall normally be required in the following instances:

- where more than 3 lots are to be created on a land holding as recorded in the records of the land registry office on the date of adoption of this Plan;
- where a new road or an extension to an existing road is required;
- where extensions to trunk mains for municipal services are required; or
- where it is necessary to ensure that surrounding lands are developed in a proper and orderly fashion.

(b) CONDITIONS FOR LAND SEVERANCE CONSIDERATION:

Prior to considering any land severance application, the consent-granting authority shall establish that a plan of subdivision is not necessary in accordance with the requirements of Section 4(1)(a) of this Plan.

(2) GUIDELINES FOR LAND SEVERANCE APPROVALS

It is a policy of this Plan that only those proposed severances which conform to this Plan shall be recommended for approval by the consent-granting authority.

(a) GENERAL SEVERANCE POLICIES:

(i) Land Use Compatibility

The proposed use of the lot to be severed or the parcel of land to be retained shall conform to the land use policies of this Plan and the implementing zoning by-law.

(e) **LAND ACQUISITION FOR ROAD PURPOSES:**

Where land is required for road widening, road extensions, road rights-of-way, prevention of landlocked parcels, bridge construction, intersection or railway crossing improvements, such land shall be obtained for the appropriate agency in the course of approving land severance, plans of subdivision and development applications. In addition, land acquisition for road purposes may be obtained by exercising (under the Municipal Act) the provisions in most patents for reserving a portion of the land. Any proposals to widen, extend or improve roads in the Planning Area should take into account the scenic factors and natural attributes of adjacent lands, particularly trees which may be on or near road allowances.

(f) **IMPROVEMENTS:**

In order to maintain a satisfactory road system, the Province and Council shall pursue a program to maintain their roads in a good state of repair and undertake intersection, bridge and crossing improvements.

(i) **Roads**

It is intended that, wherever possible, improvements in the form of better road alignments, surfaces, road widths, ditching and the establishment of adequate road allowance will be undertaken.

(ii) **Intersections, Bridges and Crossings**

It is intended that, wherever possible, as new traffic conditions warrant, improvements in the form of sight triangles, regulation of turning movement, proper signage, and marking of traffic lanes will be undertaken.

In addition, wherever possible, as new traffic conditions or structural conditions warrant, improvements in the form of bridge repairs will be undertaken.

(iv) **Solid Waste Disposal**

Prior to approving any severance in the vicinity of an active or closed waste disposal site, the consent-granting authority shall ensure that, the severance is approved by the Ministry to the Environment.

(v) **Roads**

No severance shall be approved where access is not available to an improved road.

No severance shall be approved which will result in the severed or retained parcel of land being landlocked, unless such landlocked parcel is to be consolidated with an abutting property which abuts and has access to an improved road in accordance with Section 3(3) of this Plan.

Direct access to an improved road under Provincial jurisdiction shall be discouraged where an alternative access to another improved road is available. If such alternative access is not available, the consent-granting authority shall ensure that any approval of the severance will be conditional upon the issuance of an entrance permit by the Ministry of Transportation.

If access to an improved road under public jurisdiction is requested, the consent-granting authority shall require confirmation from the appropriate public authority that the road in question is an improved road and that it is prepared to issue any required entrance permit.

Where the need for road widening, extension or rights-of-way have been identified, the consent-granting authority shall ensure that the necessary land is to be dedicated as a condition of severance approval.

(vi) Utilities and Public Safety

Prior to approving any severance, the consent-granting authority shall be assured by the appropriate agencies that the necessary utilities, fire protection and police protection will be provided to the proposed lot. In addition, the severed lot shall be located in an area where such services are economically feasible to provide and maintain.

Where an agency has identified the need for utility easements or emergency access routes, the consent-granting authority shall ensure that they are to be made available to the appropriate agency as a condition of severance approval.

(vii) Schools

No severance which will generate additional pupils shall be approved if the necessary school accommodation is not available.

In assessing the suitability of any severance which will generate additional pupils, the consent-granting authority shall also consider school busing requirements. Ideally, the proposed lot will be served by an existing school bus route and such bus will have additional capacity available.

(viii) Parks and Recreations

No severance shall be approved unless the consent-granting authority acquires lands by conveyances, or money to the value of the lands otherwise required to be conveyed in lieu of such conveyance, in accordance with Section 3(6) of this Plan.

(ix) Zoning

Where a proposed severance conforms to the policies of this Plan, but does not conform to the implementing zoning by-law, the severance

approval shall be conditional upon rezoning for the appropriate use.

(x) **Exceptions**

Notwithstanding the above, consents may be granted for the following purposes:

- to correct lot boundaries;
- 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 used;
- to separate buildings or structures in existence at the date of adoption of this Plan.
- to clear title; and
- to provide easements or rights-of-way.

(3) **GUIDELINES FOR SUBDIVISION APPROVALS**

It shall be the policy of Council to recommend to the appropriate approval agency for draft approval, only those proposed plans of subdivision which conform to this Plan. In considering a proposed plan of subdivision, Council shall be guided by the relevant objectives and policies of this Plan.

(a) **GENERAL SUBDIVISION POLICIES:**

(i) **Land Use Compatibility**

The land use designations and policies of this Plan shall be utilized to ensure compatibility between the type of development proposed for the subdivision and the land uses, both existing and future, in the surrounding area.

(ii) **Development Patterns**

The development pattern of the proposed subdivision should mesh with existing development and road pattern on adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision will not become landlocked or have difficulty obtaining access, the development pattern should make provision for access to such lands if required. Where necessary, rights-of-way for access to lands behind shall be obtained. The rights-of-way shall be developed to applicable standards and dedicated as public rights-of-way. Wherever possible, the layouts of proposed lots and roads should conform to the topography of the site while utilizing energy planning design considerations.

(iii) **Provision of Services**

The proposed subdivision shall be provided with all necessary services and amenities in accordance with the relevant policies of Section 3 of this Plan.

(iv) **Site Conditions**

Council shall ensure that the proposed subdivision can be developed in accordance with the relevant policies of Section 5(2) of this Plan. In particular, if any part of the proposed subdivision is located on lands which may pose environmental or other sensitive constraints, Council shall review the proposal in accordance with the policies of Section 5(2)(f) of this Plan.

(v) **Zoning**

Proposed subdivisions shall not be zoned for their intended uses until draft approval has been received from the appropriate approval agency.

(b) SUBDIVISION APPLICATIONS:

All applicants seeking approval of proposed plans of subdivision within the Township shall complete Council's "APPLICATION FOR PLAN OF SUBDIVISION" and shall comply with the conditions and procedures thereof.

SECTION 5

GENERAL LAND USE POLICIES

(1) STANDARDS AND AGREEMENTS

It shall be ensured, through the adoption of implementing by-laws, that adequate standards are met for all development.

All areas in which development is to take place shall be adequately serviced in accordance with the applicable standards.

(2) SITE CONDITIONS

(a) LOT SIZE AND SHAPE:

Any lot to be developed shall be of a size and shape which is suitable:

- to accommodate the proposed use in accordance with the relevant lot area and lot frontage provisions of implementing zoning by-laws;
- to permit the siting of any buildings, structures and other on-site amenities (including landscaping areas, buffering, entrances, parking, and open space) in accordance with the relevant provisions of implementing zoning by-laws; and
- to permit the installation of water supply and sewage disposal facilities which meet the requirements of the Ministry of the Environment and/or the Porcupine Health Unit.

(b) DENSITY:

The maximum density of a residential development shall be controlled by implementing zoning by-laws.

(c) LAND USE COMPATIBILITY:

To ensure satisfactory compatibility between the proposed land uses and the existing land uses in the surrounding areas, it shall be verified that the proposed use complies with the relevant land use designations and policies of this Plan.

(d) **VEGETATION CLEARING ON SHORELINES:**

In order to minimize harmful nutrients from entering lakes, rivers and streams, and in order to avoid possible erosion, there should be, in consultation with the Ministry of Natural Resources, selective clearing of vegetation within 20 metres of the high water mark of the Opasatika River.

(e) **SOIL AND DRAINAGE:**

Development should only be permitted on lands where soil and drainage conditions are, or can be made, suitable to permit proper siting and development of proposed uses. In addition, development should not pose any adverse affects on the soil or drainage of an adjoining property.

(f) **CONSTRAINT AREAS:**

Constraint areas include all lands which have soils, topography, drainage or similar environmental features as well as features of conspicuous value such as biological, geological, historical and cultural interests, which may be hazardous to development, or where these features may be damaged or destroyed by development.

Some constraint areas have been identified under the Environmental Protection and Sensitive designations of this Plan, however, additional constraint areas may be identified as development is proposed or as a detailed study is undertaken. As a result, it may be necessary to make additions to these designations or create new land use designations to recognize constraint area by amendment to this Plan.

To ensure that any development which takes place in an area where a constraint exists is compatible with the natural environment, Council shall assess each development application to see that the proposal will remedy any hazard problems through acceptable engineering techniques and will enhance and, where necessary and possible, conserve or restore the natural features and/or conspicuous value. In this regard, Council may require that a study or an engineering report be conducted, at the expense of the applicant, to determine the impact of such development.

(3) **BUILDING REQUIREMENTS**

(a) **MAXIMUM BUILDING AREAS:**

The portion of any lot permitted to be covered by buildings shall be established by implementing zoning by-laws.

(b) **MINIMUM SETBACKS FROM ROADS:**

Setbacks of buildings, structures and other facilities from roads shall be provided, in accordance with implementing zoning by-laws. Such setbacks should be sufficient to allow appropriate landscaping and to permit the parking and movement of vehicles clear of any road allowance.

(c) **MINIMUM SETBACKS FROM WATER:**

With the exception of boathouses and similarly water-oriented uses, all buildings shall be set back from the watercourse in accordance with implementing zoning by-laws. Setbacks for new residential development should be sufficient to preserve the visual impression that the watercourse is undeveloped.

(d) **MINIMUM SETBACKS FROM PROPERTY LINES:**

Setbacks of buildings, structures and other facilities from property lines shall be provided, in accordance with implementing zoning by-laws, to give some measure of privacy and to enhance compatibility with neighbouring land uses.

(e) **MINIMUM SEPARATIONS:**

The separation of buildings, structures and other facilities shall be controlled by implementing zoning by-laws.

(f) **MAXIMUM HEIGHTS:**

The maximum height of buildings, structures or other facilities shall be controlled by implementing zoning by-laws.

(4) SITE AMENITIES**(a) LANDSCAPING AREAS:**

The minimum areas required to be set aside on each lot for landscaping purposed shall be established by implementing zoning by-laws.

(b) BUFFERING:

As a condition of approval for the development of any non-residential use, the developer may be required to comply with the following additional requirements along that side of a lot which adjoins a non-compatible use:

- provision of increased building setbacks;
- provision of planting strips, fencing, berms and/or grassed areas;
- deflection of lighting and signs; and
- prohibitions on parking, and open storage.

(c) ENTRANCE DRIVEWAYS:

The location of entrances should not create traffic hazards because of concealment by curves, grades or other visual obstructions. Entrances should be limited in number and designed so as to minimize the dangers to vehicular and pedestrian traffic in the vicinity. Further requirements for the location and width for entrances and driveways on each lot may be established by implementing zoning by-laws.

(d) PARKING, DELIVERY AND LOADING:

Off-street parking areas shall be provided for the applicable uses as required by implementing zoning by-laws.

(e) OPEN STORAGE:

Open storage shall be controlled by implementing zoning by-laws.

(f) NOISE:

No use that is likely to cause excessive noise will be permitted to establish adjacent to a residential area without conforming to the Ministry of the Environment's noise guidelines, while residential development which will be subject to high levels of traffic, rail or other sources of noise will only be permitted in accordance with those guidelines.

(5) NON-CONFORMING USES

Any land use in the Planning Area which existed on the date of approval of this Plan, but which does not conform to the land use designation shown on Schedule A, should cease to exist in the long term. In special instance, however, it may be acceptable to permit the extension or enlargement of such uses in order to avoid unnecessary hardship. It is the intention of this Plan that such extensions and enlargements shall be dealt with through the use of Section 34(10) or Section 44 of the Planning Act.

(a) SECTION 34(10) OF THE PLANNING ACT:

In accordance with Section 34(10) of the Planning Act, any application for the extension or enlargement of an existing use which is not permitted by implementing zoning by-laws (hereinafter called a "non-conforming use") shall be dealt with in the following manner:

(i) Feasibility of Acquisition

The feasibility of acquiring the property concerned shall be determined at the time of application or possibly at some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of the Planning Act. At the same time, consideration shall be given to the possibility of relocating the use under consideration to a designated and zoned location where it would be able to function and produce under improved conditions in accordance with the policies of this Plan.

(ii) No Amendment to Official Plan

If, after investigation, acquisition of the property does not appear to be feasible, but the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, passing a zoning amendment pursuant to Section 34(10) of the Planning Act may be considered. Such Amendment may then be passed without amending this Plan, provided it complies with the policies of Section 5(5)(a)(iii) of this Plan.

(iii) Report Requirements

Prior to making any decision on the application and, in particular, before passing a zoning by-law amendment, a report on various aspects of the matter will be obtained and it shall satisfy those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use in order to safeguard the wider interests of the general public:

- the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of any zoning by-law applying to the area;
- the proposed extension or enlargement shall be in appropriate proportion to the size of the non-conforming use;
- an application, which would affect the boundary areas of different land use designation on Schedule A, will only be processed under these policies if it can be considered as a "minor deviation" permitted under the flexibility of Section 8(1) hereof without the need for an amendment to this Plan;

- the characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic-generating capacity;
- no zoning by-law amendment shall be passed if one or more of such nuisance factors will be created or increased so as to add essentially to the incompatibility of the use with the surrounding area;
- the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and by regulations for alleviating adverse effects caused by outside storage, lighting or advertising signs. The above measures shall be applied to the proposed extension or enlargement and, wherever feasible, shall also be applied to the established use in order to improve its compatibility with the surrounding area;
- traffic generation and parking conditions in the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriately designed ingress and egress points to and from the site and by the improvement of sight conditions, especially in proximity to intersections, so as to provide maximum safety for pedestrian and vehicular traffic;
- adequate provisions have been, or will be, made for off-street parking; and
- applicable services such as water supply, sewage disposal, storm drainage and roads are adequate or can be made adequate.

(iv) **Council Decision**

A zoning by-law amendment, pursuant to Section 34(10) of the Planning Act, will not be passed unless the policies contained in Section 5(5)(a)(iii) hereof are satisfied.

In cases where a zoning by-law amendment is not required, prior to a final decision on the matter and after the policies contained in Section 5(5)(a)(iii) have been satisfied, all property owners in the area affected by the application for extension or enlargement of a non-conforming use shall be notified in order to obtain their views.

(b) **SECTION 44 OF THE PLANNING ACT:**

Council may, under Section 43 of the Planning Act constitute and appoint a Committee of Adjustment to hear and make decisions under Section 44 of the Planning Act for authorizing minor variances from the provisions of an implementing zoning by-law; to permit enlargements or extensions of non-conforming uses; and to permit the change of a non-conforming use to another use if, in the opinion of the Committee, the proposed use is similar to or more compatible than the existing use, and provided the general intent and purpose of this Plan and implementing zoning by-law are maintained.

Council may, under Section 44(3) of the Planning Act, empower the Committee to grant minor variances from the provisions of any by-law of the Corporation that implements this Plan, or form such special by-laws of the Corporation as are specified and that also implement this Plan.

(6) **CONVERSION OF USES**

Like other forms of development, the conversion from one permitted land use type to another within the same designation on Schedule A hereto will be carefully evaluated. Such conversions will only be permitted when the conversion is in compliance with the policies of this Plan.

If a proposed use does not conform to the implementing zoning by-law, a by-law amendment to permit such use may be passed and approved in accordance with Section 34 of the Planning Act prior to the conversion.

(7) PUBLIC USES

Except as provided specifically elsewhere in this Plan, it shall be a policy of this Plan that road and railroad rights-of-way and local utilities such as sanitary sewers, storm sewers, gas lines, pipelines, electrical lines and telephone lines and local public parks are permitted in all land use designations shown on Schedule A hereto, provided that the location of such rights-of-way, facilities and parks are approved; that it is necessary in the area; that it can be made compatible with its surroundings; and that adequate measures are taken to ensure this compatibility.

Notwithstanding the above, all existing electric power facilities and the development of new electric power facilities operating at 50 kilovolts and above, or facilities that transform from above 50 kilovolts to less than 50 kilovolts, including all works as defined in the Power Corporation Act, shall be permitted in all land use designations shown on Schedule A hereto and shall be considered to conform to the policies of this Plan, provided that such development satisfies the provisions of the Environmental Assessment Act, and the Regulations passed thereunder.

Ontario Hydro shall be required to consult with Council regarding the location of new electric power facilities.

(8) ACCESSORY USES

Wherever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use also be permitted.

(9) CROWN LANDS

The use of Crown lands in the Planning Area will be in accordance with the Ministry of Natural Resources' Land Use Guidelines and other plans as constituted from time to time.

It will be ensured that, where changes in land use occur on Crown land, such uses will be considered in terms of possible effects on surrounding land and appropriate measures undertaken to mitigate adverse impacts. Where development is proposed on Crown lands, disposed of in fee simple, an amendment to this Plan will be required prior to the development of the lands unless such uses are already permitted under the appropriate designation in this Plan. Prior to other forms of Crown land disposition, the Crown will consult with Council and have due regard to its planning policies.

(10) GROUP HOMES

Group homes may be permitted in single-family dwelling units throughout the Planning Area. Group homes, must be licensed or approved under Provincial statute and be in compliance with all local by-laws.

(11) HERITAGE CONSERVATION

All new development permitted by the land use policies and designations contained in this Plan shall have regard for archaeological sites, buildings and structures of historical and architectural significance and areas and landscapes of historic and scenic interest. Wherever possible, such heritage resources will be incorporated into any site plan or design that may be prepared for such new development within the Planning Area. Encouragement shall be given to conservation, protection, renovation, rehabilitation and re-use of heritage resources.

(12) ENERGY CONSERVATION

When considering a development application, Council shall deal with the land use issues in a way which is sensitive to energy conservation in order to give the public both certainty and encouragement to propose energy conservation measures. Council

shall support development proposals which have incorporated energy conservation measures (such as solar orientation of streets, lots and buildings and landscaping to reduce space heating/cooling loads) and have suggested innovative structural/architectural designs while complying with the provisions of Section 3 of this Plan. In order to encourage more efficient proposal designs, site specific zoning amendments or minor variances in order to accommodate energy conservation measures shall be supported.

In order to improve the energy efficiency of the developed portions of Townsite designations, the re-use of existing buildings shall be encourage by permitting more intensive new uses of existing buildings and by giving support to site specific zoning amendments or minor variances necessary to accommodate proposed uses. In addition, retrofitting of existing buildings shall be permitted by supporting site specific zoning amendments or minor variances providing setback requirements are met and the alterations do not change the character of the building, thus setting it apart from other buildings in the general area.

(13) COMMUNITY IMPROVEMENT

(a) COMMUNITY IMPROVEMENT AREAS:

Areas designated as Community Improvement Areas include those areas designated Townsite and Shoreline.

Additions and deletions to designated Community Improvement Areas may be made by amendment only. The boundaries of the Areas shall be considered flexible and minor extensions may be permitted in specific by-laws designating Community Improvement Project Areas without an amendment to this Plan.

(b) SELECTION CRITERIA:

Community Improvement Areas are selected on the basis of one or more of the following criteria:

- the need for improved municipal services such as sewerage system, sidewalks, street lighting, roads, etc. in that such services do not meet present municipal standards;

- the opportunity for coordination of improvements with adjacent improvements funded by senior government levels;
- the opportunity for coordination of improvements with other planned municipal capital works;
- the need for rehabilitation of the housing stock and commercial and industrial buildings to stabilize the community to help ensure an adequate supply is available; improve the aesthetic appearance of an area; and for energy conservation purposes;
- the need for improved parks, social and recreational facilities, and public buildings relative to the level of service required to adequately service the area;
- the need for improvement due to the presence or impact of incompatible land uses, which may prejudice the functional or economic role of the area, through buffering, relocation, etc.; and
- the need to eliminate manmade hazards, such as poor intersection design or vacant and abandoned buildings or structures, in order to ensure a greater degree of public safety and to further enhance the community function.

(c) **COMMUNITY IMPROVEMENT PROJECT AREAS:**

There may be one or more Community Improvement Project Area By-laws prepared for the area designated as a Community Improvement Area.

(d) **PHASING:**

Since it is neither financially nor administratively feasible to undertake all improvement needs within a Project Area at the same time, Council shall phase the implementation of improvements in the most economical way, and in accordance with local needs and demands, other municipal priorities and financial resources available, in an effort to optimise results for the time, effort and money in implementing the individual improvements.

(e) IMPLEMENTATION:

The following programs and methods of implementation may be pursued for the purposes of achieving community improvement within designated Community Improvement Areas:

- Council may enact by-laws to designate a community improvement project area in accordance with the Planning Act;
- for areas designated as community improvement project areas, Council may prepare community improvement plans detailing the improvements to be made and the financial arrangements to complete the improvements, in accordance with the Planning Act. Should it be necessary to acquire lands to implement an improvement, plans for the acquisition of land shall be detailed in the community improvement plan;
- Council shall encourage adequate standards of maintenance on all properties by bringing into effect a by-law and by enforcing the standards in the by-law in accordance with the Planning Act;
- Council may enact a by-law for the purpose of demolition control in accordance with the Planning Act;
- Council shall provide, where available or possible, funding for property rehabilitation;
- Council may acquire, hold and/or clear land to implement improvements or to relieve land use compatibility problems;
- Council shall permit and assist, as far as possible, private initiatives for redevelopment while providing adequate levels of public works and services so as to encourage private initiatives for improvement;
- Council may enact a by-law to designate properties of architectural or historical value or interest in accordance with the Ontario Heritage Act and encourage the conservation, protection, renovation, rehabilitations and re-use of heritage resources;

SECTION 5(13)(e)

GENERAL LAND USE POLICIES

- Council shall encourage the relocation of incompatible land uses and/or public buildings;
- Council shall encourage infilling in order to better utilize existing services and facilities and to better conserve energy; and
- Council may use and encourage the utilization of public funds through various Provincial and Federal programs.

SECTION 6

LAND USE POLICIES

(1) LAND USE PLAN

The land resources of the Planning Area shall be developed in accordance with the land use plan shown on Schedule A hereto and the policies contained in this Plan. Schedule A establishes the general pattern of development by dividing the Planning Area into the following land use designations:

Townsite
Shoreline
Rural
Environmental Protection
Sensitive

(2) TOWNSITE

The policies for areas designated "TOWNSITE" on Schedule A hereto are as follows:

(a) GENERAL POLICIES FOR TOWNSITE DESIGNATIONS:

(i) Development Patterns

Development shall generally take place on existing lots of record. Elsewhere, development should be encouraged to locate in patterns which will minimize the costs of providing additional piped services. To facilitate future in-depth development, rights-of-way should be obtained at appropriate intervals to provide eventual access to lots behind existing development in the course of approving land severances, plans of subdivision and development applications.

(ii) Development Requirements

To ensure the adequate and economical provision of services and the proper development of each site in the Townsite designation, all development shall comply with the relevant policies of Section 3 and 5 of this Plan.

(iii) Severances

For lands designated Townsite on Schedule A hereto, preference will be given to severances which:

- would not prejudice the future orderly development of adjacent lands;
- reinforce in-depth development;
- facilitate future in-depth development by providing rights-of-way for access to lands behind existing development; and
- infill areas which are already substantially developed without creating land use conflicts with adjacent properties.

(b) POLICIES FOR RESIDENTIAL USES IN TOWNSITE DESIGNATIONS:**(i) Uses Permitted**

The residential uses permitted in the Townsite designation may include single-family dwellings, duplexes, semi-detached dwellings, low-rise apartment dwellings and dwelling units in or above non-residential buildings.

Mobile home subdivisions, consisting of mobile homes on permanent foundations in a registered plan of subdivision, shall be permitted. The conversion of single-family dwellings to more intensive residential uses may be permitted in existing residential areas in accordance with the policies contained in Section 5(6) of this Plan.

(ii) Uses Prohibited

Residential development exceeding 25 units per hectare and mobile homes on individual lots scattered throughout the Townsite shall be prohibited.

(iii) **Criteria for Future Residential Development**

The following basic criteria should be taken into account when proposals for future residential development are considered:

- residential development should proceed in a controlled and progressive manner so that new development will be contiguous to established residential areas and easily accessible to municipal services and community facilities, such as schools, parks, recreational facilities, etc.;
- a variety of housing types should be encouraged in residential designations in order to provide accommodation for all segments of the population;
- where higher density uses are proposed, the height and orientation of the buildings, as well as access to the development, should be controlled so as to minimize any adverse impact on existing or proposed adjoining residential areas, especially areas of single-family dwellings; and
- higher density residential development should have close proximity and accessibility to community facilities such as schools, parks, recreational facilities, churches, etc., as well as commercial shopping and service establishments.

(iv) **Zoning**

Single-family dwellings, converted dwellings, duplexes, semi-detached dwellings and low-rise apartment dwellings may be placed in one or more residential zones by implementing zoning by-laws.

Dwelling units in or above non-residential buildings may be placed in institutional or commercial zones. Mobile homes shall be permitted only in mobile home residential zones.

Sites for future residential development shall not normally be zoned for such use until the necessary agreements (which set out the conditions of development) have been negotiated with the landowner. Where possible, such agreements shall be subdivision or land severance agreements.

(c) **POLICIES FOR HOME OCCUPATION USES IN TOWNSITE DESIGNATIONS:**

(i) **Uses Permitted**

The home occupation uses permitted in the Townsite designation may include dressmaking, hairdressing, molding, painting, sculpting, weaving, instruction in arts, crafts, dancing or music, and offices of professionals such as doctors, dentists, lawyers, engineers, surveyors, town planners, etc.

(ii) **Zoning**

Home occupation uses shall be strictly regulated by implementing zoning by-law to ensure their compatibility with residential uses and may be placed in one or more residential zones by implementing zoning by-laws.

(d) **POLICIES FOR PUBLIC AND INSTITUTIONAL USES IN TOWNSITE DESIGNATIONS:**

(i) **Uses Permitted**

The public and institutional uses permitted in the Townsite designation may include medical buildings, cemeteries, churches, parks and recreational facilities, community halls, schools, libraries, firehalls, municipal offices, museums, day nurseries, postal and other governmental offices.

(ii) Zoning

Public and institutional uses may be placed in open space or institutional zones by implementing zoning by-laws.

(e) POLICIES FOR COMMERCIAL USES IN TOWNSITE DESIGNATIONS:

(i) Uses Permitted

The commercial uses permitted in the Townsite designation may include retail stores, business offices, recreational establishments, restaurants, banks, offices, hotels, motels, service shops, clinics, service stations and similar commercial uses. In addition, accessory residential uses and apartments in or above commercial uses may be permitted.

(ii) Criteria for Future Commercial Development

The following basic criteria should be taken into account when proposals for future commercial development are considered:

- general commercial type development should be allowed by infilling and/or extensions to the existing general commercial area along Highway No. 11;
- highway commercial type development, which includes uses that primarily serves vehicular traffic and which rely heavily upon such traffic for their economic existence, should be located on Provincial Highway No. 11 and should be grouped in well-defined areas, preferably as extensions to the existing highway commercial areas; and
- commercial areas should not be allowed to infiltrate into adjacent residential areas. Where commercial areas abut residential areas, adequate buffering should be provided.

(iii) Zoning

Commercial uses may be placed in one or more commercial zones by implementing zoning by-laws.

(f) POLICIES FOR INDUSTRIAL USES IN TOWNSITE DESIGNATIONS:

(i) Uses Permitted

The industrial uses permitted in the Townsite designation may include small manufacturing operations, warehouses, service shops, transportation facilities, commercial garages, service stations, vehicle agency, railroad uses, parking lots, maintenance garages, equipment storage areas, offices, and individual warehouse-retail outlets.

(ii) Uses Prohibited

Uses that do not conform to the Public Health Act, the Environmental Protection Act and/or the Ontario Water Resources Act or any Regulations passed thereunder shall be prohibited.

(iii) Criteria for Future Industrial Development

The following basic criteria should be taken into account when proposals for future industrial development are considered:

- industrial lands should be located so as to avoid incompatibility with adjacent land uses such as existing or proposed residential areas. Where an industrial abutts residential areas, adequate buffering should be provided;
- traffic generated by industrial development should be oriented to Highway No. 11 or internal roads serving the industrial area;
- industrial lands should, wherever feasible, be located as extensions or in closed proximity to existing industrial areas. Industrial

development which cannot be accommodated in the vicinity of the existing industrial areas should be grouped in a well-defined area in order to discourage the random locating of industrial uses; and

- industrial lands should preferably have easy accessibility to major roads and/or railway lines.

(iv) **Open Storage**

Open storage of goods or materials shall be controlled by implementing zoning by-laws.

(v) **Noise and Emissions**

Noise and emissions shall be strictly controlled by municipal by-laws and/or the requirements of the Ministry of the Environment.

(vi) **Zoning**

Industrial uses may be placed in one or more industrial zones by implementing zoning by-laws.

(3) **SHORELINE**

The policies for areas designated "SHORELINE" on Schedule A hereto are as follows:

(a) **GENERAL POLICIES FOR SHORELINE DESIGNATIONS:**

(i) **Development Patterns**

Future development shall occur as a single tier of buildings on the water side of an access road in Shoreline designations.

(ii) **Development Requirements**

To ensure the adequate and economical provision of services and the proper development of each

site in Shoreline designations, all development shall comply with the relevant policies of Section 3 and 5 of this Plan.

(iii) **Severances**

For lands designated Shoreline on Schedule A hereto, preference will be given to severances which provide new shoreline commercial development which is compatible with adjacent land uses and which strengthen the Planning Area's economic base.

Council should seek the Ministry of Natural Resources' opinion as to the waterbody's ability to support proposed severances and the Ministry of the Environment's opinion on the waterbody's water quality and the potential impact of proposed severances.

(iv) **Waterfront Docking and Storage Facilities**

The following shall be applied in the Shoreline designation where docking and storage facilities are proposed:

- uses shall be developed on appropriate soils;
- facilities should be located so as not to interfere with navigation and aids to navigation, or developed on potential beach areas;
- facilities shall be located so as to be protected from potentially damaging storms and high water conditions;
- uses shall be located so as not to adversely affect fishery habitats;
- facilities constructed shall not be larger in dimension that is necessary to carry on the proposed activity;

- facilities shall be located in front of the applicant's lot and within the boundaries of the projected side lot lines so as not to interfere with the adjacent landowner's property;
- extensive use of tree planting and berms shall be required to enhance the waterfront environment; and
- for the use of Crown land including that which is under water, appropriate land tenure shall be obtained from the Ministry of Natural Resources according to the provisions of the Public Lands Act prior to commencing construction.

(b) **POLICIES FOR PUBLIC AND INSTITUTIONAL USES IN SHORELINE DESIGNATIONS:**

(i) **Uses Permitted**

The public and institutional uses permitted in the Shoreline designation may include public parks, public access points and public campgrounds.

(ii) **Zoning**

Public uses may be placed in an open space zone by implementing zoning by-laws.

(c) **POLICIES FOR COMMERCIAL USES IN SHORELINE DESIGNATIONS:**

(i) **Uses Permitted**

The commercial uses permitted in the Shoreline designation may include marinas and neighbourhood convenience stores, recreational establishments and similar uses to meet the day-to-day needs of the immediate surrounding shoreline area.

(ii) Zoning

Commercial uses may be placed in a tourist commercial zone by implementing zoning by-laws.

(4) RURAL

The policies for areas designated "RURAL" on Schedule A hereto are as follows:

(a) GENERAL POLICIES FOR RURAL DESIGNATIONS:

(i) Development Patterns

The development pattern should be limited in this area to preserve the rural nature of the area and encourage development in the Townsite designation.

Where the agricultural capability or the resource potential of a given site is in question, Council, in consultation with the Ministry of Agriculture and Food or the Ministry of Natural Resources respectively, shall have the site inspected and shall utilize the results of that inspection in determining the appropriate land use for the site.

(ii) Development Requirements

To ensure the adequate and economical provision of services and the proper development of each site in the Rural designation, all development shall comply with the relevant policies of Sections 3 and 5 of this Plan. Also, all development shall comply with the minimum distance separation requirements of the Agricultural Code of Practice and the implementing zoning by-laws.

(iii) Severances

For lands designated Rural on Schedule A hereto, preference will be given to severances where:

- both the severed and retained portions are to be used for agriculture or agriculturally related uses; or
- the severed portion is to be consolidated with an abutting farm while the retained portion is to be used for agriculture purposes.

Where a separate site is required for a use permitted, other than agriculture, in the Rural designation, the severance shall be permitted provided such developments:

- are commercial/industrial operations servicing the needs of the local population or the travelling public;
- are directed to those areas where lands exhibit low resource potential;
- are located on lots which are kept to a minimum size for the purpose for which it is being used; and
- will not prejudice the future orderly development of adjacent lands.

Not more than one severance per registered lot existing at the time of the approval of this Plan shall be permitted.

(b) POLICIES FOR AGRICULTURAL USES IN
RURAL DESIGNATIONS:

(i) Uses Permitted

The agricultural uses permitted in Rural designations may include farming operations and accessory buildings and structures and farm-related single-family dwellings.

(ii) Zoning

Agricultural uses will be placed in a rural zone by implementing zoning by-laws.

(c) POLICIES FOR CONSERVATION, FORESTRY AND RECREATIONAL USES IN RURAL DESIGNATIONS:

(i) Uses Permitted

The conservation, forestry and recreational uses permitted in the Rural designation may include conservation areas, forestry operations, snowmobile trails and riding trails and similar recreational uses. Also permitted will be land uses considered to be appropriate by the Ministry of Natural Resources, only insofar as those uses shall apply to Crown lands.

(ii) Zoning

Conservation, forestry and recreational uses may be placed in a rural or open space zone by implementing zoning by-laws.

(d) POLICIES FOR NON-FARM RESIDENTIAL USES IN RURAL DESIGNATIONS:

(i) Uses Permitted

The non-farm residential uses permitted in the Rural designation include single-family dwellings.

(ii) Zoning

Non-farm residential uses may be placed in a rural zone by implementing zoning by-laws.

(e) POLICIES FOR HOME OCCUPATION AND HOME INDUSTRY USES IN RURAL DESIGNATIONS:

(i) Uses Permitted

The home occupation and home industry uses permitted in the Rural designation may include

personal services, professional services and building contractors and related services.

(ii) **Zoning**

Home occupations and home industry uses shall be strictly regulated by implementing zoning by-laws to ensure their compatibility with the residential use and may be place in a rural zone by implementing zoning by-laws.

(f) **POLICIES FOR PUBLIC AND INSTITUTIONAL USES IN RURAL DESIGNATIONS:**

(i) **Uses Permitted**

The public and institutional uses permitted in the Rural designation may include cemeteries, parks, recreational trails and recreational facilities.

(ii) **Zoning**

Public and institutional uses may be place in open space or institutional zones by implementing zoning by-laws.

(g) **POLICIES FOR COMMERCIAL AND INDUSTRIAL USES IN RURAL DESIGNATIONS:**

(i) **Uses Permitted**

The commercial and industrial uses permitted in Rural designations may include abattoirs, carpentry shops, electrical shops, metalworking shops, plumbing shops, welding shops, woodworking shops, school bus agencies, trucking businesses, service shops and any other similar uses.

(ii) **Accessory Residential Uses**

One residential unit may be permitted as an accessory use to a permitted commercial or industrial use, except where the nature of the main use would be hazardous for the close

proximity of a residence. In such hazardous conditions, a residential dwelling may be permitted, but separated from the main use by a safe distance.

(iii) **Zoning**

Commercial and industrial uses may be placed in separate zones by implementing zoning by-laws.

(5) **ENVIRONMENTAL PROTECTION**

The policies for areas designated "ENVIRONMENTAL PROTECTION" on Schedule A hereto are as follows:

(a) **GENERAL POLICIES FOR ENVIRONMENTAL PROTECTION DESIGNATIONS:**

(i) **Development Patterns**

Lands designated Environmental Protection shall include all lands which are susceptible to flooding, erosion or bank failure, or which contain environmental features which, if developed, would result in property damage and/or loss of life. Therefore, development shall be restricted on lands designated Environmental Protection except, where a study has been prepared in accordance with Section 6(5)(b)(iii) of this Plan and in the opinion of Council, in consultation with the Ministry of Natural Resources, no hazardous problem exists or the hazardous condition may be remedied. In this situation, the underlying land use shall apply and the appropriate policies of that land use shall control the development of the lands.

Notwithstanding Section 5(5) of this Plan, enlargement or extension of non-conforming uses shall be discourage where the Environmental Protection designation applies.

(ii) **Development Requirements**

To ensure proper development of each site in Environmental Protection designations, all development shall comply with the relevant policies of Sections 3 and 5 of this Plan.

(iii) **Severances**

No further severances shall be granted in areas designated Environmental Protection on Schedule A hereto unless the severance is to create a use which is permitted in the Environmental Protection designation or on lands for which the lands designated Environmental Protection are only a part of the total lands to be used and the use is to be created on the other lands.

(b) **POLICIES FOR NON-RESIDENTIAL USES IN ENVIRONMENTAL PROTECTION DESIGNATIONS:**

(i) **Uses Permitted**

The main land uses permitted in the Environmental Protection designation may include agriculture, nursery gardening, forestry, flood and erosion control works, conservation areas, outdoor recreation facilities, wildlife management areas, low intensity parks, marinas and similar uses, or for waterfront docking and storage facilities which have no sleeping accommodation provided the facilities comply with the provisions of Section 6(3)(a)(iv) of this Plan.

(ii) **Uses Prohibited**

No buildings or structures shall be permitted in Environmental Protection designations except where such are intended for flood or erosion control or are normally associated with watercourse protection works or bank stabilization projects, or a marina and are approved by Council, in consultations with the Ministry of Natural Resources.

The placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be prohibited in flood plains or in areas subject to periodic flooding unless the written consent of the Ministry of Natural Resources and/or Municipal Engineer have been obtained.

(iii) **Plan Amendment Considerations**

Where any lands within Environmental Protection designations are under private ownership, this Plan does not intend that such lands will necessarily remain under the Environmental Protection designation indefinitely. It shall be construed as implying neither that such areas are free and open to the general public nor that such lands will be purchased by a public agency. If the public agency does not wish to acquire these lands at the time when application for their redesignation for other purposes is duly completed and submitted, then such application may be given due consideration by Council if the proposal complies with the following policies:

- An application for the development of lands within the Environmental Protection designation will only be considered if an engineering report, prepared for Council and paid for by the applicant, demonstrates that the environmental problem associated with the subject lands can be remedied or that an environmental problem does not exist. Such report should include:
 - a description of the (suspected) environmental problem;
 - the potential effects of the (suspected) problem;
 - the proposed methods for remedying the problem in a manner consistent with accepted engineering techniques and resource management practices or details as to why the suspected environmental problem does not exist; and

- certification that where such problem exists, it will not be transferred to another area.

Notwithstanding the above, no such environmental impact study shall be required for any undertaking which has been authorized pursuant to the Environmental Assessment Act.

If any development requires remedial works to overcome an environmental problem, Council may request that the applicant enter into an Agreement whereby the applicant carries out the work to the satisfaction of the Ministry of Natural Resources at the applicant's expense.

There is no public obligation, however, either to redesignate or to purchase any land if there is an existing or potential environmental problem that would be difficult or costly to overcome.

Land deemed suitable for development by Council, in consultation with the Ministry of Natural Resources and based on an Engineering Report, will not require a plan amendment to redesignate the lands where the underlying land use designation is appropriate, however, the implementing zoning by-law shall be amended accordingly.

Whenever any flood control or other remedial works or detailed flood mapping studies are undertaken which result in significant changes in the Environmental Protection designation, Schedule A to this Plan will be, in conjunction with the Ministry of Natural Resources, accordingly amended.

(iv) **Zoning**

Areas designated Environmental protection shall be placed in an Environmental Protection zone by implementing zoning by-laws. Such by-laws may contain general and specific provisions to regulate development in and adjacent to areas having environmental problems.

(6) SENSITIVE

The policies for areas designated "SENSITIVE" on Schedule A hereto are as follows:

(a) GENERAL POLICIES FOR SENSITIVE DESIGNATIONS:

(i) Development Patterns

Development shall be restricted on lands designated Sensitive. Lands designated Sensitive identifies those areas that contain features of conspicuous value where development should be entirely prohibited or should be discourage unless appropriate measures are taken to protect both the feature and the development.

(ii) Development Requirements

To ensure proper development of each site in the Sensitive designation, all development shall comply to the relevant policies of Sections 3 and 5 of this Plan.

(iii) Severances

No further severances shall be granted in areas designated Sensitive on Schedule A hereto.

(b) POLICIES FOR SENSITIVE USES IN SENSITIVE DESIGNATIONS:

(i) Uses Permitted

The main land uses permitted in the Sensitive designation may include any land use determined by appropriate authorities to be of a significant biological, geological, historical and/or cultural interest. Also permitted shall be a display or interpretation centre developed to exhibit or explain a particular feature.

(ii) **Uses Prohibited**

No building of a permanent nature shall be permitted in Sensitive designations without the written consent of the appropriate authority.

(iii) **Development Restrictions**

Where any form of development is proposed on lands designated Sensitive, the developer shall be required to demonstrate to the satisfaction of Council, in consultation with the appropriate authority, that such a use would not have a serious impact upon the sensitive features.

(iv) **Plan Amendment Considerations**

Where any lands within the Sensitive designation are under private ownership, this Plan does not intend that such lands will necessarily remain under the Sensitive designation indefinitely. It shall be construed as implying neither that such areas are free and open to the general public nor that such lands will be purchased by a public agency. If a public agency does not wish to acquire these lands at the time application for their redesignation for other purposes is duly completed and submitted, then such application may be given due consideration by Council.

There is no public obligation, however, either to redesignate or to purchase any land if there is an existing restriction to development.

The inventory of sensitive features is an ongoing program and new sites may be identified from time to time requiring Schedule A to this Plan to be amended accordingly.

(v) **Zoning**

Areas designated Sensitive shall be placed in a Sensitive zone by implementing zoning by-laws. Such by-laws may contain general and specific provisions to regulate development in and adjacent to areas containing sensitive features.

SECTION 7

IMPLEMENTATION

(1) GENERAL

This Plan shall be implemented by means of the powers conferred upon Council and other public agencies by the Planning Act, the Building Code Act, the Public Lands Act, the Municipal Act and such other statutes as may be applicable.

(2) APPLICATION PROCESSING FEE BY-LAW

Council shall enact a tariff of fees by-law prescribing the fees to be charged to applicants for the processing of any applications made in respect of planning matters within the Planning Area. Council shall ensure that appropriate application forms are prepared and made available to applicants.

Council shall continually monitor its by-law to ensure that the fees reflect the cost of processing each application and shall amend the by-law when necessary.

(3) LAND USE CONTROLS

(a) COMPREHENSIVE ZONING BY-LAW AND AMENDMENTS:

It is intended that a comprehensive zoning by-law, passed pursuant to Section 34 of the Planning Act, shall be brought into effect by Council following adoption of this Plan. Such by-law will establish regulations to control the use of lands and the character, location and use of buildings and structures.

Comprehensive zoning by-laws shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification of the public meeting; the persons to be notified regarding the intention to pass a by-law; and the notification for subsequent meetings should major changes be made to the proposed by-law. Council shall hold all public meetings and may schedule them so that third reading and the final passing of the by-law can be completed at that time.

(i) **Zoning of Conforming Land Uses**

Land uses existing on the date of approval of this Plan, which conform to the land use designations shown on Schedule A hereto, shall be zoned in accordance with the zoning policies of this Plan which pertain to the appropriate land use designations.

(ii) **Zoning of Non-Conforming Land Uses**

Land uses existing on the date of approval of this Plan, which do not conform to the land use designations shown on Schedule A hereto, may be recognized for their present use and standards in implementing zoning by-laws but the zoning on such lands shall not be further amended except in conformity with this Plan.

(iii) **Zoning of Undeveloped Lands**

It is not the intention of Council to zone all lands immediately to conform to the land use designations shown on Schedule A hereto.

Any undeveloped lands whereon Council has made a commitment to development may be zoned in accordance with the zoning policies of this Plan which pertain to the appropriate land use designation. Such commitment of Council shall normally be in the form of an approved land severance; a signed subdivision, condominium or development agreement. Undeveloped lands in the Townsite area may be zoned to permit infilling or minor extensions of existing development patterns.

(iv) **Zoning of Waterbodies**

Although waterbodies have not been designated by this Plan, it is intended that they be zoned environmental protection except where a specific land use exists; it will be zoned accordingly.

(v) Zoning Amendments

When Council receives an application for a development which it considers at that time to be desirable, not premature and in conformity with the policies and designations of this Plan, Council may pass a by-law amending the zoning by-law. Council may, as a condition of development, require the owner of the land to enter into one or more agreements with the Corporation dealing with the provision, maintenance and use of certain facilities and matters as set forth in the Planning Act. All applications for zoning amendments must be accompanied by Council's "APPLICATION FOR AMENDMENT TO OFFICIAL PLAN AND/OR ZONING BY-LAW" and comply with the conditions and procedures thereof.

Zoning by-law amendments shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification of the public meeting; the persons to be notified regarding the intention to pass a by-law; and the notification for subsequent meetings, should major changes be made to the proposed by-law. Council shall hold all public meetings and may schedule them so that third reading and the final passing of the by-law can be completed at that time.

(b) PARKLAND CONVEYANCE BY-LAWS:

Council shall require land to be conveyed or money to the value of the land otherwise to be conveyed in lieu of such conveyance for park or other public recreational purposes in accordance with Section 3(6) of this Plan.

(c) COMMITTEE OF ADJUSTMENT:

Within the Planning Area, Council may determine a need for the services of a Committee of Adjustment and constitute and appoint a Committee by by-law in accordance with Section 43(1) of the Planning Act.

If Council determines the need for the Committee to grant minor variances from the provisions of any zoning by-law of the Corporation that implements this Official Plan, or from such by-laws of the Corporation as are specified and which implement the Official Plan, then a by-law shall be enacted in accordance with Section 44(3) of the Planning Act.

(4) **COMMUNITY IMPROVEMENT**

(a) **COMMUNITY IMPROVEMENT PLANS AND AMENDMENTS:**

Community Improvement Plans and amendments thereto shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification of the public meeting; the persons to be notified regarding the intention to adopt a Plan or an amendment to a Plan; and the notification for subsequent meetings, should major changes be made to the proposed Plan or amendment to a Plan. Council shall hold all public meetings and may schedule them so that third reading and the final passing of the adopting by-law can be completed at that time.

(b) **MAINTENANCE AND OCCUPANCY BY-LAWS:**

Within the Planning Area, Council shall enact a by-law in accordance with Section 31 of the Planning Act to establish minimum standards for the following:

- the physical condition of buildings and structures;
- the physical condition of lands;
- the adequacy of sanitation; and
- the fitness of buildings and structures for occupancy.

The by-law may also require that substandard properties be repaired and maintained to comply with the standards; prohibit the use of a substandard property; and require the demolition and clearing of such property where the owner does not intend to repair and maintain it.

Upon enacting a Maintenance and Occupancy By-law, Council shall appoint a Property Standards Officer who will be responsible for administering and enforcing the By-law.

Also, Council shall appoint a Property Standards Committee, in accordance with Section 31(11) of the Planning Act for the purpose of hearing appeals against an order issued by the Property Standards Officer.

The measures to be used generally in achieving a property maintenance program would include an education and public relations program to show residents the benefits of continued property maintenance, together with information showing that improvements can be made without increasing assessment.

Complimentary to the enforcement of property standards on private properties, the Corporation shall undertake to keep in a fit and well-maintained condition all Municipally-owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, sewerage facilities and parks.

(c) **DEMOLITION CONTROL AREA BY-LAWS:**

Within the Planning Area, where a Maintenance and Occupancy By-law is in effect, Council may enact a by-law designating any area within the Township to which the standards of maintenance and occupancy applies, to control the demolition of the whole or any part of any residential property within that area.

(d) **GRANTS OR LOANS TO REPAIR PROPERTY:**

Within the Planning Area, where a Maintenance and Occupancy By-law is in effect, Council may enact a by-law for providing grants or loans to the registered owner or assessed owners of land, in respect of which a notice has been sent, to help to pay for the whole or any part of the cost of repairs to be done, or the clearing, grading and levelling of the lands, on such terms and conditions as may be prescribed by Council.

(5) GENERAL CONTROLS

(a) BUILDING BY-LAWS:

Within the Township, Council shall enact a Building By-law in accordance with Section 5(2) of the Building Code Act and ensure that such by-law properly implements the policies of this Plan as reflected in the implementing zoning by-laws.

(b) ENVIRONMENTAL IMPACT ASSESSMENT:

Nothing in this Plan shall allow an undertaking, subject to the Environmental Assessment Act, to proceed except in compliance with the Act. No permit, approval or consent shall be issued that may allow an undertaking, subject to the Act, to proceed without an approval under the Act.

Since the overall intent of this Plan is to protect the Planning Area's amenities and resources, Council or the Provincial government may require investigations as to the effects of significant proposed development. These investigations shall be required in the form of an assessment of the impact on the environment and shall generally be required for all major or significant development projects including new roads, utilities and transmission lines, dams, and commercial, industrial and recreational developments which may be expected to have a significant or cumulative impact. In determining what is a major or significant development, regard shall be had for the relationship to the surrounding area, the possible effects on water quality, the scale of change that may be caused and the need to preserve the general amenities.

Notwithstanding the above, no such investigations shall be required for any undertaking subject to an environmental impact assessment pursuant to the Environmental Assessment Act. Where the Environmental Assessment Act is applied, the Report shall follow the form required in the Act. Where the Council or the Provincial government requires a report on a proposed development not subject to the Act, the Report shall include:

- a description of the environment assessed and affected;
- an analysis of the effects of the development;

- a description of the actions necessary to prevent or remedy the adverse effects upon the environment;
- a description of the actions necessary to prevent or remedy the adverse effects upon the environment; and
- an evaluation of the advantages and disadvantages of the undertaking in terms of the environment; or
- an evaluation of the advantages and disadvantages of alternative undertakings in terms of the environment.

These investigative Reports shall be prepared by the agency or developer concerned and, prior to the proposed development's approval, a copy of the Report shall be submitted to all parties who can justify an interest in the matter for their review and comment.

(c) **SERVICE AREA BY-LAWS:**

Within the Planning Area, Council shall enact a Service Area By-law in accordance with Section 219 of the Municipal Act to ensure that development within an area specified in the by-law connects to existing and/or proposed municipal services.

(d) **PUBLIC WORKS CONSTRUCTION AND LAND ACQUISITIONS:**

It is intended that the construction of public works and the public acquisition of land within the Township shall be carried out in accordance with the policies of this Plan. Implementation policies contained in this Plan that apply to the Township involve the provision of municipal and community facilities, together with other programs which require public financing. The Plan outlines the nature and scope of these projects, directly or by implication, and would include, for example, development of parks and schools, road improvements and construction and improvements to the sewage disposal system.

Insofar as these municipal and community facilities are to be provided by the Corporation, it is intended that a list be compiled for all capital and environmental improvement projects, with cost estimates where possible, relating to land acquisition, development and maintenance.

A 5-year Capital Improvement Program will then be developed which the Council could carry out systematically, adopting initially the first year of the program as part of its budget and reviewed annually as part of the capital budget procedure.

The preparation of the program will involve the ranking of projects according to priorities.

(e) **PLANS OF SUBDIVISION:**

Council shall adopt an "APPLICATION FOR PLAN OF SUBDIVISION" form and require that all applications for a plan of subdivision be accompanied by a completed form in compliance with the conditions and procedures thereof.

(f) **OTHER LEGISLATION:**

Within the Township, Council shall review its existing legislation pursuant to the Municipal Act and other relevant Provincial statutes and update, revise or introduce new legislation, where necessary.

SECTION 8

INTERPRETATION

(1) LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on Schedule A be considered as approximate and absolute only where bounded by roads, railways, waterbodies or other obvious geographical barriers. It is also intended that the location of roads, as indicated on Schedule A, be considered as approximate and not absolute. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the locations of roads, provided the general intent of this Plan is preserved. Such minor deviations will not be reflected on Schedule A.

(2) QUANTITIES

It is intended that all figures and quantities herein shall be considered as approximate and not absolute. An amendment to this Plan will not be required to permit any minor variance from any of the proposed figures or quantities stated herein, provided the general intent of this Plan is preserved.

(3) METRIC UNITS

All measurements used in this Plan are expressed in metric terms.

(4) AGENCY NAMES AND RESPONSIBILITIES

From time to time, the names of various government agencies may change. In addition, responsibilities may shift from agency to agency. The names of the various agencies responsible for the many programs, regulations and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a name change or function shift occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

(5) LEGISLATION

From time to time, Provincial legislation may be replaced by new legislation bearing a new name. In addition, every ten (10) years, all the statutes of Ontario are revised and all sections of the many Acts of the Legislature are renumbered to reflect any additions or deletions made in each Act in the previous decade. The names and sections of the various Acts used in this Plan, except as noted, are in accordance with the Revised Statutes of Ontario, 1980 (R.S.O. 1980) as of the date of adoption of this Plan. It is not intended to amend this Plan each time an Act is renamed or when new consolidations of the statutes are issued. Rather, this Plan shall be interpreted so as to refer to those Acts of the Legislature named or to their successors, as conditions dictate.

SECTION 9

ADMINISTRATION

(1) PLAN INFORMATION

Following approval of this Plan, Council will arrange to have this Plan reproduced and made available in order to inform the general public of the policies and proposals contained herein.

(2) PLAN REVIEW

It is intended that this Plan will be subject to continuing review by Council. Should the basis or objectives of this Plan or other economic, social or technical conditions be significantly altered, the Plan will be amended to reflect the altered conditions.

It is intended that, not less frequently than every five (5) years following the approval of this Plan, Council will undertake to hold a special meeting, open to the public, for the purpose of determining the need for revision of this Plan, its policies and schedule.

Prior to this special meeting, notice shall be given in accordance with Section 26(2) of the Planning Act.

(3) PLAN AMENDMENTS

When development which would require an amendment to this Plan is proposed, such amendment shall only be considered if it is supported by substantial evidence to justify such an amendment. Applicants within the Planning Area must complete Council's "APPLICATION FOR AMENDMENT TO OFFICIAL PLAN AND/OR ZONING BY-LAW".

Official Plan amendments shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification for the public meeting; the persons to be notified regarding the intention to adopt an amendment; and the notification for subsequent meetings, should major changes be made to the proposed amendment. Council shall hold the public meeting. The meeting may be scheduled so that third reading and the final passing of the adopting by-law can be completed at that time.

APPENDICES TO THE
OFFICIAL PLAN FOR THE
TOWNSITE OF OPASATIKA

The following Appendices are not intended to form part of the approved Official Plan but are included for the purpose of supplying supplementary information in support of the policies and proposals contained within the Official Plan.

APPENDIX 1
BACKGROUND PLANNING REPORT
TOWNSITE OF OPASATIKA

PN: 0462

DRAFTED: 5 December 1987

THE PLANTARIO GROUP LTD.
WILLOWDALE, ONTARIO

TABLE OF CONTENTS
APPENDIX 1

SECTION		PAGE
1	INTRODUCTION	
	(1) Purpose and Planning Framework	A1-1
	(2) Location	A1-1
	(3) Historical Setting	A1-1
	(4) Orientation and Functions	A1-3
	(5) Regional Influences	A1-3
	Footnotes	
2	LAND USE AND DEVELOPMENT EVALUATION	
	(1) Land Use Patterns	A1-5
	(2) Development Patterns	A1-6
	Footnotes	
3	DEVELOPMENT CONSTRAINTS AND RESOURCE EVALUATION	
	(1) General	A1-9
	(2) Physical Features	A1-9
	(3) Constraints	A1-9
	Footnotes	
4	MUNICIPAL AND COMMUNITY SERVICES EVALUATION	
	(1) Transportation	A1-12
	(2) Utilities	A1-13
	(3) Municipal Services	A1-13
	(4) Waste Collection and Disposal	A1-18
	(5) Public Protection	A1-19
	(6) Public Health and Social Services	A1-19
	(7) Education	A1-20
	(8) Recreation and	
	Institutional Facilities	A1-20
	Footnotes	
5	DEMOGRAPHIC AND ECONOMIC EVALUATION	
	(1) Population	A1-23
	(2) Economic Base	A1-27
	(3) Income	A1-27
	Footnotes	

TABLE OF CONTENTS (Cont-d)

SECTION		PAGE
6	FINANCIAL EVALUATION	
	(1) Revenues and Expenditures	A1-29
	(2) Taxable Assessment	A1-29
	(3) Long-Term Debt	A1-30
	Footnotes	
7	FUTURE DEVELOPMENT	
	(1) Population Projections	A1-32
	(2) Municipal Services	A1-32
	(3) Future Development	A1-33
	(4) Community Improvement	A1-34

PLATES

PLATE NO.		FOLLOWING PAGE
1	LAND USE 1987	A1-5
2	DEVELOPMENT CONSTRAINTS AND RESOURCES	A1-9

SECTION 1

INTRODUCTION

(1) PURPOSE AND PLANNING FRAMEWORK

The purpose of this Background Planning Report is to provide documented information that will be used in the preparation of an Official Plan for the Townsite area of the Township. The goal of the Official Plan will be to develop policies to guide future development within the Townsite of Opatatika. In order to develop an understanding of land use activity within the Townsite, much of the information presented herein will pertain to the Township of Opatatika as a whole.

(2) LOCATION

The Township of Opatatika is located within the District of Cochrane, approximately 60 kilometres east of Hearst and 30 kilometres west of Kapuskasing. The Township contains 32,784 hectares (177,760 acres) of land and is comprised of the entire geographical Township of McCrea and the west half of the geographical Township of Idington.

The Townsite of Opatatika, the focal centre of the Township, lies approximately at the boundary of the geographical Townships of McCrea and Idington, on the north side of Provincial Highway No. 11.

Provincial Highway No. 11 (the northern route of the TransCanada Highway) and the Canadian National Rail line traverse the Township diagonally in a northwest-southeast direction. A major Ontario Hydro transmission line and the TransCanada PipeLine cross through the Township in the general vicinity of the highway and rail line.

(3) HISTORICAL SETTING

The settlement of Opatatika, as it is known today, was influenced by a combination of natural physical features and man's technological advancement in transportation.

Opatatika, an Indian phrase roughly translated to mean "a river shoreline of poplar trees" was initially inhabited by Cree Indians who recognized the advantages of the Opatatika River and its tributaries for transportation purposes.

Early settlement occurred as pioneers discovered vast expanses of forests in the vicinity of a river capable of transporting lumber to markets. This area (within the Great Clay Belt) was also considered to be of great agricultural significance.

In 1903, the Federal Government announced the construction of the Transcontinental Railroad which was to travel east to west across Northern Ontario. By 1912, the rail line had reached Kapuskasing and by 1914, the Algoma Central Railway was constructed to provide transportation south from Hearst.

As early as 1913, several townships had been surveyed and settlers began purchasing land for agricultural purposes.(1) A block of six townships (including O'Brien, Owens, Williamson, Idington, Cumming and Shackleton), all located along the rail line, were set aside by the government for settlement purposes. However, by 1921, this scheme proved to be impractical so the lands were offered for sale to the general public to encourage agricultural development.(2) Rapid population growth ensued in the Clay Belt region. Sawmills were established to supply settlers with building material and agricultural activities intensified.

In 1920, a pulp mill was constructed in Kapuskasing (Spruce Falls Company Limited) and three (3) power sites along the Mattagami and Kapuskasing Rivers were acquired from the government. This pulp mill is now known as the Spruce Falls Power and Paper Company Limited and has remained the largest employer in the district.(3)

By 1927, the Townsite of Opasatika contained a church (Paroisse St. Antoine de Padoue), a pool hall, a general store, post office, 3 hotels and numerous residences.(4)

It was soon realized that the agricultural potential of the area was not as great as had been anticipated. Poorly drained clay soils, short growing seasons and harsh frosts caused farming activities to decline. Many farmers sought more stable employment in forestry related industries.

In 1940, in an attempt to assist struggling farmers, a policy was established whereby all timber within the Northern Clay Belt settlement townships would be reserved for cutting by settlers to provide them with additional income to supplement farming revenues. This policy was in effect until 1967.(5)

Up until 1975, the Township of Opasatika was termed an 'Unorganized Township'. In September 1975, its status was promoted to an 'Improvement District' and in April 1976, it became incorporated as the 'Township of Opasatika'. At this time, the Township consisted of 171 houses and a population of 689.(6)

(4) ORIENTATION AND FUNCTIONS

The Townsite of Opasatika, the focal point of the Township, has developed on the north side of Highway No. 11 and the Canadian National rail line. The highway and rail line connect the Townsite to the major urban centres of Ontario and Quebec via Toronto and Montreal respectively.

The Townsite provides Township residents with basic services and facilities, while Kapuskasing and, to some extent Hearst, are relied upon for needs beyond those provided in the Townsite. Kapuskasing is particularly relied upon for employment and health services. It can, therefore, be concluded that the Township serves as a 'bedroom community' as it relies upon neighbouring centres (such as Hearst and Kapuskasing) for employment and services.

(5) REGIONAL INFLUENCES

The Township of Opasatika is part of the Northeastern Ontario Planning Region which includes the Districts of Algoma, Cochrane, Manitoulin, Nipissing, Parry Sound, Sudbury, Timiskaming; part of the District of Kenora and the Regional Municipality of Sudbury.

Three (3) major reports have been prepared for the Northeastern Ontario Planning Region; however, only one, the Ministry of Natural Resources' "Strategic Land Use Plan" has been adopted as policy. What was once known as the Ministry of Treasury, Economics and Intergovernmental Affairs, prepared a report in March 1976 entitled "Design for Development, Northeastern Ontario: A Proposed Planning and Development Strategy". This Report, which has no official status, identified Kapuskasing as an area service centre for the surrounding areas and Hearst was identified as a local service centre.

SECTION 1(5)

INTRODUCTION

The Ministry of Intergovernmental Affairs' Final Report (released in May 1979) entitled "The Hearst to Smooth Rock Falls Local Government Study" did not make any specific recommendations regarding a boundary change for the Township.

The Ministry of Natural Resources' Report entitled "Strategic Land Use Plan, Northeastern Ontario" was approved in April 1982 as a policy document for the Ministry's policies and programs. This overall plan is implemented by a number of District Guidelines, which provide greater detail for specific programs and land use plans. The Ministry's Kapuskasing Administrative District Guidelines (which include policies for the Township of Opasatika) were approved in 1983.

SECTION 1

FOOTNOTES

- (1) Source: Kapuskasing District Land Use Plan, Background Information, Ministry of Natural Resources, Kapuskasing, October 1981, p. 16
- (2) Source: Ibid., p. 16
- (3) Source: Ibid., p. 17
- (4) Source: La p'tite histoire d'Opasatika, August 1986
- (5) Source: Op cit, p. 16
- (6) Source: Op cit, pp. 58-59

SECTION 2

LAND USE AND DEVELOPMENT EVALUATION

(1) LAND USE PATTERNS

(a) EXISTING TRENDS:

The existing land use pattern for the Townsite of Opasatika is shown on Plate 1, Land Use 1987.

The predominant land use within the Townsite is residential. Residential uses consist of 103 single-family dwellings, 5 two-family dwellings and 7 single-family mobile home dwellings. The Townsite has generally developed north of the highway and rail line (which act as physical barriers to development to the south). A grid pattern of streets has developed west of St. Antoine Street and east of Therese Street. A number of mobile home residences are located along the south side of the rail line.

The major commercial and industrial uses are located along Highway No. 11, whereas the institutional uses are predominantly located along St. Antoine Street. The Townsite has developed as a lower order centre to serve the local area with basic goods and services. Expansion of this level of goods and services is not anticipated due to the proximity of Kapuskasing and Hearst.

The major recreational uses within the Townsite are located adjacent to the elementary school; south of the rail line at the west end of the Townsite; and on the banks of the Opasatika River at Highway No. 11.

(b) HOUSING CONDITIONS:

During the land use survey of the Townsite of Opasatika, the exterior condition of existing dwelling houses were examined and were rated according to the following 3-point scale:

Good - where minor or no cosmetic and no structural repairs are required

Fair - where moderate structural and/or cosmetic repairs are required

- where structures exhibit such features as inadequate siding, moderate roof deterioration, sagging porch, broken windows

Poor - where major structural and/or cosmetic repairs are required

- where structures exhibit such features as sagging roofs or serious slippage of foundations

The majority of the houses within the Townsite (73.0%) were rated to be in fair condition; 20.9% were rated as poor and 6.1% were rated as being in good condition.

(2) DEVELOPMENT PATTERNS

(a) SEVERANCE ACTIVITY:

Since 1977, thirteen (13) applications have been submitted for severances in the Township. Only five (5) severances have been finalized while five (5) have been refused and three (3) files have been closed.

(b) SUBDIVISION ACTIVITY:

There has been no subdivision activity within the Townsite in the last five years.

(c) BUILDING ACTIVITY:

Permits for construction were reviewed to provide information regarding building activity within the Township.

Table 2.1 summarizes the building activity that has taken place during the 1982-1986 period. As can be seen from the Table, a total of 13 new residences were constructed during the 6-year period. This averages 2.17 new dwellings per year. The greatest number of building permits were issued for the purposes of additions or renovations to houses.

TABLE 2.1 PERMITS FOR CONSTRUCTION 1982-1986(1)

<u>PERMIT TYPES</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>
NEW CONSTRUCTION:					
Residential	2	7	1	3	-
Commercial, Industrial and Institutional	-	-	-	-	-
Accessory Buildings	-	4	16	2	5
ADDITIONS AND RENOVATIONS:					
Residential	15	17	21	19	7
Commercial, Industrial and Institutional	-	2	1	-	2
Accessory Buildings	6	1	3	2	6
DEMOLITIONS:	<u>-</u>	<u>-</u>	<u>4</u>	<u>3</u>	<u>2</u>
TOTALS:	23	31	46	29	22

(d) PROPOSED DEVELOPMENT:

A report has been prepared for the Municipality to assess the costs and implications of relocating a number of residential mobile homes away from the Lowther Radar Base (in a manner that would minimize the potential impact of the closing of the Base on the Township).

The Report recommends the development of 17 lots for mobile homes (including a playground and a suburban road system with open ditches) on the Municipally owned lands fronting on Bernard Street north of the sewage pumping station and running eastward to the line between Lots 24 and 25 north of the Municipal Complex. Council has reviewed the Report and proceeded with their purchase.

(e) MUNICIPAL HOUSING STATEMENT:(2)

In May 1982, Council requested that the Ministry of Municipal Affairs prepare a Municipal Housing Statement to assess assisted housing needs for the Township's tenant family and senior citizen residents. The Ministry undertook an Assisted Housing Survey (as part of the Municipal Housing Statement); however, the results reflected insufficient need and demand to justify the construction of new projects. On June 14, 1984, Council requested deferral of the completion of the Statement until such time a greater need for such housing is demonstrated.

SECTION 2

LAND USE AND DEVELOPMENT EVALUATION

FOOTNOTES

- (1) Source: Municipal Records, Township of Opasatika, 1982-1986
- (2) Source: Assisted Housing Survey, Township of Opasatika, Ministry of Municipal Affairs and Housing, Toronto, July 1984, p. 1

SECTION 3

DEVELOPMENT CONSTRAINTS AND RESOURCE EVALUATION

(1) GENERAL:

The different aspects of the physical development of the Townsite have, in some circumstances introduced barriers to the use of certain lands. These barriers include constraints due to the physical characteristics of the land and/or the need for the protection of lands due to the economic potential of a resource.

Constraints and resources affecting the Township as a whole are discussed in the following subsections; however, only those constraints and resources affecting the Townsite of Opatatika are illustrated on Plate 2, Development Constraints and Resources.

(2) PHYSICAL FEATURES:(1)

The Township is characterized by a series of broad, gently rolling hills and areas of uniformly flat areas. Glacial activity left the area's surficial material with poorly drained clays and silty soils, deposited when the last retreating ice age formed what was once Lake Barlow-Ojibway. The area was submerged beneath the waters of the large glacial lake approximately 8,000 B.C. where, over the centuries, clays and silts were deposited on the rocky lake bottom. The lake was formed between retreating ice and the northern edge of the Precambrian section of the Canadian Shield. The materials deposited in this lake, once the ice completed its retreat, formed what is now known as the Great Clay Belt.

There are no major lakes located within the Township. The Opatatika River is the only major waterway within the Township and is located to the east of the Townsite. Crow Creek and Pit Creek join the Opatatika River southwest of the Townsite, whereas Hull Creek joins the Opatatika northeast of the Townsite.

(3) CONSTRAINTS

(a) HAZARD LANDS:(2)

Lands considered to be hazardous, and which act as a constraint to development, are generally associated with areas which have inherent environmental problems such as

lands susceptible to flooding and erosion and other physical conditions which may cause property damage and/or potential loss of life if development was permitted.

All areas determined to be hazardous within the Townsite are based upon air photo interpretation and field examination and include lands located along the Opasatika River. Because of the presence of detailed contour mapping for the Townsite, those areas described above are delineated by the 220 metre contour level. This is a more accurate method of showing those areas of concern. Using the 220 metre contour level, the only hazard lands within the Townsite are located along the Opasatika River.

Other areas may be determined to have hazardous conditions as development proposals are evaluated or as more detailed studies are undertaken. The reverse is also true, in that areas which are identified today as being hazardous may, through approved engineering methods or more detailed study, be remedied or shown as not having a potentially hazardous condition.

(b) **SENSITIVE LANDS:(3)**

Lands considered to be sensitive and in need of protection from development could act as a constraint to development. These areas contain features which cannot be duplicated elsewhere due to the particular combination of factors involved in creating them. This may include biological, geological and certain historical and cultural features. Historical and cultural features created by man may also be considered here.

Sensitive areas located within the Township, identified by the Ministry of Natural Resources, include seven (7) yellow pickerel spawning areas; three (3) moose winter concentration areas; and six (6) prime aquatic moose feeding areas. Only one of these areas is located within the Townsite of Opasatika. The area identified is a fish spawning area located at the intersection of Highway No. 11 and the Opasatika River.

(c) WASTE DISPOSAL SITES:(4)

Although waste disposal sites are the result of man's use of the land and not the result of the lands formation, the need for restricting development is just as important. The unknown effects of the storage of waste materials, together with the actual contents of a particular site, makes it necessary to restrict all forms of development on both existing and closed sites along with an area of sufficient distance surrounding a site to reduce the potential hazardous environmental and health effects.

As discussed in Section 4(4) of this Report, there are a total of three (3) waste disposal sites located in the Township. None are located within the Townsite of Opasatika.

(d) MUNICIPAL SERVICE AREA:

The Municipal Service area (shown on Plate 2) delineates those areas which can be developed by utilizing the municipal sewerage system. Within the service area, a more compact developmet pattern can be encouraged because of the presence of the municipal service. Development outside the service area should be restricted so as not to require the development of new or extended Municipal services.

The area identified as serviceable was determined according to the land area required to accommodate future growth for the Townsite. As well, the lands' development capability and the financial feasibility of extending services or expanding the existing plants have been considered in selecting the area to be serviced.

It may be necessary to review the financial feasibility of expanding the existing services should the growth rate exceed the projections which form the basis of calculations used herein.

FOOTNOTES

- (1) Source: Northeastern Ontario Region Economic Survey, Department of Economics and Development, Toronto, 1966
- (2) Source: Correspondence from the Ministry of Natural Resources, Kapuskasing, August 17, 1987
- (3) Source: Correspondence from the Ministry of Natural Resources, Kapuskasing, August 17, 1987
- (4) Source: Correspondence from the Ministry of the Environment, Sudbury, August 26, 1987

SECTION 4 MUNICIPAL AND COMMUNITY SERVICES EVALUATION

(1) TRANSPORTATION

(a) ROADS:

The Township is served by a system of Provincial and municipal roads. Provincial Highway No. 11 traverses the Township in a northwest-southeast direction, south of the Townsite of Opasatika. Highway No. 11 serves as the only road access to other major centres to the east and west. The Ministry of Transportation has designated that portion of Highway No. 11 which traverses the Township as a "Controlled Access Highway". This designation restricts certain new development from obtaining access onto the Highway. A series of Township roads, originating from the Highway, generally provides access to agricultural lands, resources and recreational activity areas and residential areas.

With the exception of Highway No. 11, all roads within the Townsite are gravel surfaced. Roads generally conform to a Ministry of Transportation rural standard section. The majority of the roads were rebuilt in conjunction with a sewage works program between 1982-83.(1)

The roads should generally consist of approximately 600 millimetres of granular 'B' and 200 millimetres of granular 'A' material. The road surface width, including shoulders, is approximately 10 metres. The roads are described to be in good condition. Additional gravel is applied each spring as part of the Township's normal road maintenance program. No drainage problems were identified with respect to road ditches and culverts.(2)

(b) SIGNAGE:

Street name signs within the Townsite are located on separate poles from stop signs. The types of poles used differ and there is no consistent location of street name signs and stop signs. It was also noted that there is no consistency in the pole length and several stop signs require replacement.

In addition, it was observed that there are no railroad crossing signs and no signs to direct the public to the church, playgrounds or Municipal Building.

(c) **AIR:**

Public and private air service is provided by the Kapuskasing and Hearst Airports. Both the Kapuskasing and Hearst Airports have connecting links with Timmins Airport which, in turn, provides air service to Toronto and other major centres.

(d) **RAIL AND BUS:**

Although the Canadian National Railroad passes through Opasatika, passenger and freight services are provided in Kapuskasing.

Bus services are provided by Ontario Northland Transportation Commission with a depot at the General Store on Highway No. 11.

(2) **UTILITIES**(a) **HYDRO:**

A major hydro transmission line traverses the Township north of the Townsite area in a northwest to southeast direction.

(b) **PIPELINE:**

The TransCanada PipeLine (underground) crosses the Township, south of the Townsite in a northwest to southeast direction, parallel to Highway No. 11 and the Canadian National Rail line. The Pipeline has a 155 foot wide right-of-way and easement rights prohibit structures or excavations from being located on the right-of-way. TransCanada PipeLine recommends structures and excavations be set back 10.0 metres from the right-of-way.(3)

(3) **MUNICIPAL SERVICES (4)**(a) **SANITARY SEWER SYSTEM:**(i) **Collector System**

A sanitary sewer system was installed in 1982-83 under a Ministry of the Environment Provincial Sewage Works Program.

The system consists of two (2) catchment areas, which will be referred to herein as Catchment Area 'A' and 'B'. Generally, Catchment Area 'A' services the Townsite area north of Highway No. 11, west of St. Therese Street, whereas Catchment Area 'B' services the Townsite area north of Highway No. 11, east of St. Therese Street and west of Bernard Street, with the exception of the large tract of undeveloped land behind the lots fronting on Bernard Street.

Catchment Area 'A' is serviced by gravity to Secondary Pumping Station No. 2, located west of the Husky Service Station. Sewage is pumped from Pumping Station No. 2 by way of 250 metres of 100 millimetre diameter forcemain to a manhole located at the intersection of St. Therese Street and Notre Dame Avenue (in Catchment Area 'B'). Catchment Area 'B' is serviced by gravity to Primary Pumping Station No. 1, located on the east side of Bernard Street, approximately 125 metres north of Highway No. 11.

Sewage from Catchment Areas 'A' and 'B' is pumped to a waste stabilization pond facility by way of approximately 650 metres of 150 millimetre diameter forcemain. The waste stabilization facility is located in Lot 25, Concession XII, and consists of two (2) cells comprising 1.13 and 3.08 hectares of surface area respectively.

The sewage collector system is made up of approximately 2000 metres of 200 millimetre diameter polyvinyl chloride SDR pipe and approximately 1280 metres of 250 millimetre diameter polyvinyl chloride SDR pipe. The system is in good condition and is functioning satisfactorily; however, it was noted that two residences must pump up into the system by way of 75 millimetre diameter forcemains due to low basement elevations.

(ii) **Sanitary Pumping Stations**

The Primary Pumping Station No. 1 consists of duplex 7.5 horsepower Barnes submersible sewage pumps and has a total pumping capacity of 949 litres per minute (209 imperial gallons per day). It is equipped with auxiliary power as provided by a 73 horsepower Waukeshaw diesel generator set, capable of producing 45 kilowatts of 3 phase power. The estimated peak flow (based on a current population of 400) is 10.19 litres per second (611.4 litres per minute). Based on an engineered projected population of 610, the estimated peak flow for the design year 2007 is 14.60 litres per second (876 litres per minute). It can, therefore, be concluded that Pumping Station No. 1 is of sufficient capacity to accommodate peak flows for a population of 610.

Pumping Station No. 2 consists of duplex 5 horsepower Barnes submersible sewage pumps. Standby power is not provided at this pumping station; however, no incidence of overflow is yet to be recorded.

The estimated peak flow (based on a current population of 600) is 1.414 litres per second (84.84 litres per minute). The total capacity of Pumping Station No. 2 is 454 litres per minute. Therefore, it can be concluded that there is more than sufficient pumping capacity available to service future development.

(iii) **Waste Treatment Facility**

The waste treatment facility consists of two (2) facultative lagoons having surface areas of 1.13 and 3.08 hectares respectively. Mechanical aeration is not provided. The lagoons are located approximately 400 metres from the closest permanent residence and downwind from the Townsite area.

The design capacity of the existing waste treatment facility is calculated to be 67,360 cubic metres.

The design flow (based on a current population of 400 producing 450 litres per capita per day) including 1.09 litres per second infiltration is calculated to be 274 cubic metres per day. Assuming there is a 180 day retention period, the volumetric capacity of the treatment facility would be 49,320 cubic metres. This would indicate that the current facility is more than adequate in accommodating the current population of the Townsite. The lagoons are functioning satisfactorily at this time.

Based on a population projection of 610 by the year 2007, the estimated design flow (including infiltration for the proposed trailer park on the east side of Bernard Street) is 383 cubic metres per day. Assuming there is a 180 day retention period, the volumetric capacity required of the treatment facility would be 68,940 cubic metres. Since the design volume of the treatment facility is calculated to be 67,360 cubic metres, it appears that the current facility may be marginally undersized for the projected design flow of 68,940 cubic metres.

Based on these calculations, using standard Ministry of the Environment design procedures, the potential for hydraulic overloading of the waste treatment facility is only marginal, should projected 20 year design flows be realized.

Both the current and long-term biochemical oxygen demand (BOD5) loading requirements are satisfied by the existing lagoon surface areas. Mechanical aeration or chemical treatment to remove phosphorous is not necessary.

(b) **WATER SYSTEM:**

At this time, the primary source of potable water in the Townsite is from individually owned wells. In general, the wells provide an adequate source of supply with only a small percentage exhibiting flow or bacteriological related problems.

The aquifer on which the community depends is composed of fine sand and gravel pockets over gneiss bedrock, which combine to give a low permeability and low capacity wells. The problem is further complicated by the small diameter of the majority of the existing wells. Most are diamond drilled, 25 millimetre diameter wells with jet pumps on the surface. The wells are difficult to prime and the well size provides for an extremely small storage volume.

The average daily demand (1987) is estimated at 450 litres per capital per day x 400 persons = 180,000 litres per day; while the maximum daily demand is estimated at 180,000 litres per day x 2.75 = 495,000 litres per day. The peak hour consumption is estimated at 180,000 litres per day x 4.23 = 743,400 litres per day.

Current Ministry of the Environment guidelines quantify the storage requirements for fire protection, equalization and emergency storage at a total of:

$$\begin{aligned} & 3,283 \text{ cubic metres per day} + \frac{(495,000)}{4} \text{ cubic metres per} \\ & \text{day} + 0.25 (3283 + \frac{495,000}{4}) \text{ cubic metres per day} \\ & = 158,791 \text{ cubic metres per day} \end{aligned}$$

Alternate sources of water have been investigated in previous reports and studies, should it be decided to install a municipal water distribution system.

Generally, preliminary analysis indicates that the Opasatika River (approximately 1,000 metres east of the Townsite) is adequate to supply the expected demand from a municipal system. However, the water is highly coloured and difficult to remove. It is also likely that the water chemistry will vary throughout the year and that high chemical dosages will be required in the spring.

Previous groundwater studies have concluded that large capacity wells are not feasible, but that individual wells are readily obtainable. A report prepared in 1977 concluded that low capacity wells (0.22 to 0.75 litres per second) could be developed throughout the community. To provide adequate supply, these wells should be 150 millimetres in diameter to allow installation of deep well pumping equipment and over 30 metres deep to provide storage for peak use.

In conclusion, previous consultants' reports have indicated that no significant groundwater supply is available, nor can the surface water of the Opasatika River be chemically treated economically. It has subsequently been recommended that a system of deep bored wells for each housing unit be adopted. This servicing method would not give the community a central fire protection system, but was reported to be the most cost effective alternative at that time.

A new study has recently been initiated by the Ministry of the Environment and a consultant is currently examining the issue of water supply in the Townsite area.

(4) **WASTE COLLECTION AND DISPOSAL**

The Township is served with a municipal waste disposal site located in Lot 22, Concession X, Township of Idington, approximately 3.5 kilometres east of the Townsite. Landfilling is carried out by the trenching and filling method. Native soil conditions in the area are impermeable clay and there is no groundwater interaction with the landfill. According to the District Environmental Officer, the site is extremely well operated and maintained. The site is certified under a Ministry of the Environment Certificate of Approval to 1.6 hectares in size. According to the Environmental Officer, there should be adequate long-term capacity at this site.(5)

Refuse collection is undertaken by Township employees once weekly for residential and twice weekly for the business community. The entire Township receives refuse collection services.

Two (2) additional waste disposal sites are located within the Township. One, privately owned by the Isabelle Brothers Limited, is located in Lot 14, Concession X, of the geographical Township of McCrae; the other, owned by the Ministry of Natural Resources, is located in Lot 17, Concession XII, geographical Township of Idington.(6)

(5) PUBLIC PROTECTION

(a) FIRE:

The Township is served by a 20-man volunteer Fire Brigade from the Fire Hall located to the rear of the Municipal Garage. The Fire Hall is equipped with 2 trucks. Volunteers are contacted by telephone once a buzzer sounds at the Municipal Office. The purchase of a mobile radio and paging system is under investigation.

(b) POLICE:

The Township is provided police protection from the Ontario Provincial Police stationed in Kapuskasing.

(6) PUBLIC HEALTH AND SOCIAL SERVICES

(a) MEDICAL SERVICES:

Medical and dental services and facilities are provided for area residents in the Town of Kapuskasing. Ambulance service is provided by Kapuskasing's Sensenbrunner Hospital.

The Regional Health Unit (Porcupine Health Unit), with offices in Kapuskasing, provides services to schools and the elderly and is responsible for inspection of contaminated wells and problem septic tanks.

(b) SOCIAL SERVICES:

Social services are provided through North Cochrane Family Services in Kapuskasing, which includes Children's Aid, the Cochrane District Welfare Board and the Cochrane District Home for the Aged. Drug and Alcohol Rehabilitation services are available in Kapuskasing.

The Township does not provide senior citizen housing; however, a Senior Citizen Centre has been constructed on St. Antoine Street to provide the aged with leisure-time facilities.

(7) EDUCATION(7)

St. Antoine de Padoue separate elementary school, located on St. Antoine Street, is the only educational facility within the Township. The school provides elementary education for junior kindergarten to grade 8. The facility, constructed in 1929, with an addition made in 1958, consists of 6 classrooms, a junior kindergarten room and a library. The pupil capacity of the school is 200, but has a current enrolment of 57. As the school operates well under its pupil capacity, there are no plans for expansion. However, should additional space be required, the current site is adequate.

Public elementary and public and separate secondary students are bussed to schools in Kapuskasing. The nearest post-secondary educational facilities are located in Kapuskasing, Hearst and Timmins.

(8) RECREATIONAL AND INSTITUTIONAL FACILITIES

Recreational facilities within the Townsite of Opatatika include an outdoor skating rink and change rooms, parkland and play equipment associated with St. Antoine de Padoue Elementary School, a Senior Citizen's Centre, a Ministry of Natural Resources' access point along the Opatatika River, and a ball park (which is no longer in use). Institutional facilities include a post office, the Municipal Complex (including Township offices, fire hall and municipal garage), St. Antoine de Padoue Elementary School and St. Antoine Church and Cemetery. During the land use survey, the following observations were made with respect to the above-noted facilities.

(a) OUTDOOR SKATING RINK:

This facility requires a number of improvements including upgraded lighting, repairs to the change rooms, the construction of a wind breaker on the north side, re-siting of the player's box, provision of a parking area and proper signage in order to direct users to the rink.

(b) **SCHOOL PLAYGROUND:**

The existing play apparatus was considered to be "outdated" and the site was in need of landscaping. A grant has been awarded to the school to reconstruct the existing ball field and replace the play apparatus. It was also noted that a more prominent division between vehicular and pedestrian uses should be defined.

(c) **OPASATIKA RIVER ACCESS POINT:**

The access point consists of a dock and ramp with sufficient parking for users. This site could be improved through the development of separate ramping and picnic areas. Landscaping and better site identification could create greater local use. The site could eventually become a tourist attraction.

(d) **SENIOR CITIZEN'S CENTRE:**

This facility was found to be in good condition and in need of little or no improvement. The Centre is used for senior citizen leisure activities such as games, crafts and meetings. The Centre is rented to local organizations for meetings.

(e) **BALL PARK:**

This facility is no longer used and, therefore, maintenance no longer occurs. In order to bring this facility into operation, new fencing, landscaping and the construction of change rooms would be required.

(f) **ANTOINE DE PADOUE SCHOOL:**

This facility is considered to be in good condition. Local organizations such as Girl Guides, Scouts, TOPS, etc., rent rooms from the school for meetings; however, the facility is not used to capacity for these purposes.

(g) **ANTOINE CHURCH AND CEMETERY:**

The church, in addition to worship, is used for banquets, family reunions, weddings and summer programs for children. No immediate need for improvements was noted during the survey.

SECTION 4(8)(g)

MUNICIPAL AND COMMUNITY SERVICES EVALUATION

The cemetery site is in need of minor cosmetic improvements such as signage, lighting, the construction of a decorative walkway and regular maintenance.

SECTION 4

MUNICIPAL AND COMMUNITY SERVICES EVALUATION

FOOTNOTES

- (1) Source: Report on the Adequacy of Municipal Services in the Central Urban Area of the Township of Opatatika, October 15, 1987, p. 11
- (2) Source: Ibid, p. 12
- (3) Source: Correspondence from TransCanada PipeLines, Toronto, August 6, 1987
- (4) Source: Report on the Adequacy of Municipal Services in the Central Urban Area of the Township of Opatatika, October 15, 1987, pp. 2 - 11
- (5) Source: Ibid, p. 11
- (6) Source: Correspondence from Ministry of the Environment, Sudbury, August 26, 1987
- (7) Source: Correspondence from Kapuskasing District R.C.S.C. Board, Kapuskasing, September 11, 1987

SECTION 5

DEMOGRAPHIC AND ECONOMIC EVALUATION

(1) POPULATION

(a) RECENT POPULATION TRENDS:

The Township's population, as shown on Table 5.1, has decreased from 689 persons in 1975 to 646 persons in 1985. This averages an annual decline in population at a rate of 0.57% or a loss of 3.91 persons per year during the 1975-1985 period.

TABLE 5.1 RECENT POPULATION 1975-1985

YEAR	ASSESSED POPULATION(1)	POPULATION CHANGE	
		ABSOLUTE	PERCENT/YEAR
1985	646	-63	-2.96
1984	---	--	--
1983	---	--	--
1982	709	+21	+1.5
1981	---	--	--
1980	688	+1	+0.15
1979	687	-23	-3.24
1978	710	+23	+1.67
1977	---	---	---
1976	687	-2	-0.29
1975	689	--	--
Mean		-3.91	-0.29
Median		-1.00	-0.07

Table 5.2 shows the Township's population as a percentage of the Cochrane District's population for the census years 1961, 1966, 1971, 1976 and 1981.

As shown on Table 5.2, the Township's population as a percentage of the District's population increased from 0.54% in 1961 to 0.76% in 1976, then fell to 0.70% in 1981. During this period, the District population increased by only 1,209 persons (1.26%), whereas the Township population grew by 161 persons (30.96%).

TABLE 5.2 **TOWNSHIP OF OPASATIKA POPULATION
AS A PERCENTAGE OF COCHRANE
DISTRICT POPULATION**

YEAR	COCHRANE DISTRICT(2)	TOWNSHIP OF OPASATIKA(3)	PERCENT
1981	96,875	681	0.70
1976	96,850*	740	0.76
1971	95,879*	537	0.56
1966	97,334	641	0.66
1961	95,666	520	0.54

*NOTE: Adjusted figures due to boundary changes
(actual 1971 population: 95,836)
(actual 1976 population: 96,825)

(b) HOUSEHOLDS AND HOUSEHOLD SIZE:

Data pertaining to the number of households within the Township during the 1975-1985 period is shown on Table 5.3. The Table shows fluctuations of the numbers of

TABLE 5.3 **HOUSEHOLDS 1975-1985**

YEAR	POPULATION(4)	HOUSEHOLDS(5)	CHANGE HOUSEHOLDS/YEAR
1985	646	173	+3
1984	-	170	+10
1983	-	160	0
1982	709	160	+1
1981	-	159	+2
1980	688	157	-47
1979	687	204	+3
1978	710	201	-5
1977	-	206	+50
1976	687	156	-15
1975	689	171	
Mean			+0.18
Median			+1.0

households with an overall increase of 2 households between 1975 and 1985. The median increase was one household per year. The 1981 census reports that the average number of persons per household for the Township is 3.5. Using this figure, the population of the Townsite (based on 103 single-family houses, 7 mobile homes and 5 two-family houses) is 420. The Townsite, therefore, represents approximately 65% of the Township population and 69% of the Township's households.

(c) AGE AND SEX DISTRIBUTION:

Table 5.4 shows the age distribution of the Township's population for the 1976-1981 period. The Table illustrates that the labour force age group represents approximately half of the Township's population. The Table also shows that both the labour force and elderly age groups have increased between 1976 and 1981, whereas the preschool, elementary and secondary age groups have decreased. This trend toward an aging population is evident throughout Ontario and Canada as a whole.

TABLE 5.4 POPULATION BY AGE GROUPS(6)

YEAR	PRESCHOOL (0 - 4)		ELEMENTARY AND SECONDARY SCHOOL (5 - 19)		LABOUR FORCE (20 - 65)		ELDERLY (65+)		TOTAL
	#	%	#	%	#	%	#	%	
1981	55	8.1	215	31.9	375	55.6	30	4.4	675
1976	70	9.5	265	36.1	375	51.0	25	3.4	735

Data illustrating population by sex is contained in Table 5.5. The Table shows that the Township experienced a slightly larger decline in the female population than the male population during the 1976-1981 period. The decline in female population may be attributed to the lack of suitable employment opportunities in the area for female and/or a lower number of live female births. The overall decline in population witnessed by the Township may be attributed to the outflux of the working age population seeking job opportunities in areas beyond the Township boundaries in the absence of job opportunities within.

TABLE 5.5
POPULATION DISTRIBUTION
BY SEX(7)

<u>1981</u>	<u>#</u>	<u>%</u>	<u>PERCENT CHANGE</u> <u>1976-1981</u>
Male	390	57.4	-1.35
Female	<u>290</u>	<u>42.6</u>	-6.76
TOTAL	680	100.0	
<u>1976</u>			
Male	400	54.1	
Female	<u>340</u>	<u>45.9</u>	
TOTAL	740	100.0	

(d) LABOUR FORCE ACTIVITY:

The major sectors employing Township residents, as illustrated on Table 5.6, include service industries, primary industries; technological; social, religious and artistic; and transport equipment operating industries. The largest employers of males are the service, primary, transport and technological sectors whereas the largest employers of females are the service and clerical sectors.

Approximately 21% of the labour force are females whereas the remainder (79%) consists of males. The majority of the Township's employed travel to Kapuskasing or Hearst. Both centres provide the majority of job opportunities in the primary (forestry) and service sectors.

The 1981 census shows that the participation rate of working age males is 76.3% whereas for females it is 35.3%. The unemployment rate was 11.1% for males and 0.3% for females with the largest percentage of unemployed in the 15 - 24 age groups.

TABLE 5.6 EMPLOYMENT DISTRIBUTION 1981(8)

EMPLOYMENT SECTOR	PERCENTAGE OF		EMPLOYMENT TOTAL
	MALE	FEMALE	
Managerial, administrative	1.8	1.8	3.6
Technological, social, religious, artistic	8.9	-	8.9
Sales	3.6	1.8	5.4
Service	26.9	12.5	39.4
Primary	10.7	-	10.7
Processing	7.1	-	7.1
Machining, product fabricating	7.1	-	7.1
Transport equipment operating	8.9	-	8.9
Clerical	-	5.3	5.3
Other	3.6	-	3.6
TOTAL:	220 (78.6%)	60 (21.4%)	280 (100.0%)

(2) ECONOMIC BASE

Primary industries (particularly forestry) and the service sector (tertiary industries) are the largest employers of Township residents and these opportunities are primarily located outside the Township.

There have been no specific proposals for additional commercial or industrial development within the Township; however, Isabelle Brothers Limited (a lumber company west of the Township) has indicated it will require an additional 60 employees in the near future.(9)

(3) INCOME

The 1981 census shows that the average family income for Opasatika was \$19,585. The 1981 Provincial average family income was \$28,002 and the District of Cochrane's 1981 census average family income was recorded as \$25,955.

SECTION 5(3)

DEMOGRAPHIC AND ECONOMIC EVALUATION

Lower average family income in Opasatika, as compared to the Province and District, may be attributed to heavy dependence on primary industries which tend to fluctuate, depending on demand and weather conditions.

FOOTNOTES

- (1) Source: Assessed Population, Ministry of Treasury and Economics, Data Management Unit, Toronto, 1976-1985; and
Municipal Records, 1975
- (2) Source: Census of Canada, D.B.S., Ottawa, 1961, 1966, 1971, 1976, 1981
- (3) Source: Ibid.
- (4) Source: Assessed Population, Ministry of Treasury and Economics, Data Management Unit, Toronto, 1976-1985; and
Municipal Records, 1975
- (5) Source: Ibid.
- (6) Source: Census of Canada, D.B.S., Ottawa, 1976, 1981
- (7) Source: Ibid.
- (8) Source: Census of Canada, D.B.S., Ottawa, 1981
- (9) Source: Discussion with Clerk of the Township, July 3, 1987

SECTION 6

FINANCIAL EVALUATION

(1) REVENUES AND EXPENDITURES

Table 6.1 compares revenues and expenditures of the Township for the 1981-1986 period. Revenues increased gradually during this 6-year period as did expenditures. The highest deficit was recorded in 1982. The 1986 deficit was to spend the surplus of 1985. The early deficits were generally related to the start-up of the Community.

TABLE 6.1 **PRINCIPAL REVENUES AND EXPENDITURES 1981-1986(1)**

REVENUE SOURCE	1986	1985	1984	1983	1982	1981
Taxation	\$336	\$315	\$287	\$267	\$117	\$112
Provincial Subsidies	268	331	201	218	171	143
Other Subsidies	-	35	34	29	22	10
Other Sources	<u>16</u>	<u>15</u>	<u>14</u>	<u>11</u>	<u>35</u>	<u>20</u>
TOTAL REVENUE:	\$620	\$696	\$540	\$525	\$345	\$284
EXPENDITURE						
General Municipal	\$439	\$515	\$386	\$381	\$338	\$289
School Boards	<u>191</u>	<u>171</u>	<u>151</u>	<u>146</u>	<u>131</u>	<u>127</u>
TOTAL EXPENDITURE:	\$630	\$686	\$537	\$527	\$469	\$316
REVENUE LESS EXPENDITURE:	-\$ 10	\$ 10	\$ 3	-\$ 2	-\$124	-\$ 32

NOTE: All dollar amounts are shown in thousands of dollars.

(2) TAXABLE ASSESSMENT

Table 6.2 shows taxable assessment for the 1977-1986 period. Total taxable assessment increased each year during the 1977-1986 period with the exception of 1979. The increase is the result of new development related to the saw mill set-up in 1977 and residential development which occurred after 1980.

SECTION 6(2)

FINANCIAL EVALUATION

The largest percentage increase in assessment occurred in the business sector.

The commercial/industrial/business tax base accounts for 75.39% (1985) of total assessment while the residential/farm tax base accounts for 24.61% of total assessment. This tax base split occurred throughout the 1977-1985 period and is considered to reflect a satisfactory assessment ratio.

TABLE 6.2 TAXABLE ASSESSMENT 1977-1985(2)

YEAR	TOTAL ASSESSMENT	RESIDENTIAL/ FARM ASSESSMENT	COMMERCIAL/ INDUSTRIAL ASSESSMENT	BUSINESS ASSESSMENT
1985	\$5,176	\$1,274	\$3,721	\$181
1984	5,101	1,201	3,720	180
1983	5,040	1,143	3,717	180
1982	5,017	1,120	3,717	180
1981	4,991	1,096	3,717	178
1980	4,967	1,089	3,706	172
1979	4,851	1,022	3,674	155
1978	4,870	1,038	3,677	155
1977	4,442	1,013	3,368	61

NOTE: All dollar amounts are shown in thousands of dollars.

(3) LONG-TERM DEBT

Table 6.3 shows the long-term debt situation during the 1977-1985 period. The Table indicates that the Township's long-term debt has been reduced from a high of \$122,000 in 1978 to a low of \$30,000 in 1985. The debt was the result of the development of the municipal complex and the purchase of the fire equipment and public works equipment when the municipality became organized.

TABLE 6.3 LONG-TERM DEBT 1977-1985(3)

YEAR	TAXABLE ASSESSMENT	LONG-TERM DEBT	PERCENTAGE OF TAXABLE ASSESSMENT
1985	\$5,176,000	30,000	0.58
1984	5,101,000	44,000	0.86
1983	5,040,000	56,000	1.11
1982	\$ 5,017,000	\$ 68,000	1.36
1981	4,991,000	78,000	1.56
1980	4,967,000	94,000	1.89
1979	4,851,000	109,000	2.25
1978	4,870,000	122,000	2.51
1977	4,442,000	82,000	1.85

FOOTNOTES

- (1) Source: Financial Report, Township of Opasatika, 1982, 1983, 1984, and 1985
- (2) Source: Ibid.
- (3) Source: Ibid.

SECTION 7

FUTURE DEVELOPMENT

(1) POPULATION PROJECTIONS

In order to determine the Townsite's future population, two projections were calculated based on different assumptions. Both projections are based on a 1986 Townsite population of 420. The Township's average growth rate since 1975 was -0.29% per year, according to Table 5.1. Projection A is based on this past population trend and assumes it will continue to the year 2006.

PROJECTION A:

<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>	<u>2006</u>
420	414	407	401	395

According to Table 5.3, the median increase in the number of households during the 1975-1985 period was one (1). Based on 3.5 as the average number of persons per household, Projection B assumes this trend of an increase of one (1) household per year will continue within the Townsite to the year 2006.

PROJECTION B:

<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>	<u>2006</u>
420	438	456	473	491

In summary, Projection A would result in a decrease of 25 persons within the Townsite by the year 2006. Projection B would result in a population increase of 71 (20 additional households). For the purpose of this study, Projection B has been selected.

Projection B allows for an absolute increase of 3.5 persons per year, which includes and accounts for natural increase, immigration, and out-migration due to unavailability of employment opportunities and retirement purposes. This projection has also been selected because it reflects the probability that minimal growth in employment opportunities will occur within the Township but at the same time will continue to play the role of a bedroom community for Kapuskasing and Hearst.

(2) MUNICIPAL SERVICES

Municipal services within the Townsite were examined in Section 4(3) of this Report. Service capacities were based on a

projected population of 610. It was concluded that all services would be of sufficient capacity to accommodate a future population of 610, therefore, based on a population projection of 491 to the year 2006, municipal services will be more than adequate.

(3) FUTURE DEVELOPMENT

In order to meet the projected increase in population, new residential construction will take the form of single-family units as infilling development. At present, no demand has been expressed for high density residential development, however, the Municipality should continue to monitor the demand for senior citizen and geared-to-income housing.

Some new commercial development may occur as a result of the projected increase in population; however, with more emphasis on the tourist trade, the Municipality should see a greater benefit in this area.

New industrial development will only occur as a result of the local resources and these are located outside the Planning Area.

In summary, the Official Plan should encourage development inside the Townsite area where services are provided and which, if needed, could be expanded at the least expense to the Municipality. In addition, the Municipality should promote the development of the river's shoreline as a area for recreational/commercial development.

To accommodate these goals, the Planning Area should be divided into the following land use designations in its Official Plan:

- Townsite;
- Rural;
- Shoreline;
- Environmental Protection; and
- Sensitive.

(4) COMMUNITY IMPROVEMENT

The following is a summary of deficiencies within the Townsite which the Municipality may wish to remedy in future.

All of the items summarized below have been discussed in detail throughout this Report and reference should be made to those section where more detail is required.

(a) STREET SIGNS

- need to standardize poles so that stop signs and street name signs can both be attached
- need to standardize type of poles and location
- need for sign replacement in various locations
- need for additional signs (i.e. railroad crossing signs; signs directing public to church, playground and highway)

(b) STREET LIGHTING:

- need to develop a planned street lighting system

(c) PARKS AND RECREATIONAL FACILITIES:

- need for improvements to outdoor skating rink
- need to improve school playground
- need to improve (abandoned) ball park
- investigate feasibility of developing lands along Opasatika River for recreational/commercial purposes

(d) INSTITUTIONAL FACILITIES:

- need for cosmetic improvements to cemetery

(e) SIDEWALKS:

- need to continue sidewalk construction according to existing pattern

(f) ROADS:

- need to improve the drainage along the road system
- need to reconstruct and in some cases re-establish municipal streets through out the Townsite

(g) SANITARY SEWERAGE SYSTEM:

- need to develop standby power supply for Pumping Station No. 2
- need to review lagoon capacity if a major development takes place

SECTION 7

FUTURE DEVELOPMENT

FOOTNOTES

- (1) Source: The Plantario Group Ltd., field survey, July 1987

