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# COUNTY OF HALIBURTON OFFICIAL PLAN

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## 1. INTRODUCTION

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This document is the Official Plan for the Corporation of the County of Haliburton. It recognizes and builds on the County and local municipal planning initiatives and development goals.

The Haliburton County Official Plan applies to all the lands within Haliburton County. The Official Plan is the County of Haliburton's policies on how land in our community should be used. It is prepared with input from council (County and municipal), public agencies and members of the public. This policy document helps to ensure that future planning and development will meet the specific needs of our community. It provides guidelines to the County's local municipalities for the development of their official plans, zoning bylaws and other planning instruments.

### 1.1 Background

This is the first official plan for the County of Haliburton, as amended. The Official Plan was first approved March 14, 2006 and amended under Section 26 of the Planning Act and approved effective November 5, 2010. It is not, however, the first comprehensive planning effort in the County. In 1997 the County developed a Strategic Plan and vision for Haliburton County to strive towards. This vision is:

*“A County with a co-operative environment within which the different players and population groups have worked together to achieve: a sustainable natural environment; a more stable, diversified and year-round economy based on clean, small to medium sized economic activities; residential development, both seasonal and permanent, in keeping with maintaining a small town atmosphere, environmental integrity and adequate accessible services; and a strong sense of regional identity with a more inclusive and tolerant community with all it takes to provide a high quality of life for families and individuals.”*



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A series of recommendations covering a wide variety of economic, social, environmental and infrastructure issues were created by the County of Haliburton. One of the recommendations was to develop an official plan to address land use issues. The first version of the Official Plan (approved with modifications by the Ministry of Municipal Affairs and Housing March 14, 2006) arose from that recommendation. The Official Plan focused on a community based approach to develop land use policy and to implement a long term planning process.

The Official Plan was reviewed in 2009 and again in 2015. Public consultation processes were undertaken and the Plan was updated to reflect new Provincial legislation and the *2005 Provincial Policy Statement (2009)* and the *2014 Provincial Policy Statement (2015)*.

The planning process adopted is based on the County developing guiding, general policies with local municipalities addressing detailed regulation and implementation. The policies were developed through the use of community forums focusing on the three key policy areas of environment, resources and settlement patterns. In 2015 these policies were updated to reflect **current** legislation and the new 2014 Provincial Policy Statement.

## 1.2 How the Official Plan Works

The County Official Plan is an indication of community values, directions and policies. The Official Plan provides policy direction to governments and individuals alike. In Haliburton County many activities and services are carried out by volunteer groups, community organizations and individuals. This Plan supports both group and individual actions and provides guidance in certain areas. Much of the detailed implementation of this Plan will be carried out through actions of local municipalities. The County of Haliburton operates as a two-tier system of municipal government and this Official Plan sets the role of the County as one of general policy development and guidance. Detailed planning will be carried out by local official plans, in conformity with the County Plan. It must be emphasized that the County Official Plan and the local official plans cannot be read in isolation. Local official plans will contain detailed policies pertaining to their municipality and must be read in conjunction with the County Official Plan. This Plan encourages each local municipality to undertake responsible local planning and update their official plans and zoning bylaws on a regular basis.

This Official Plan addresses a broad range of community development issues of concern to residents, not all are normally found in official plans. The Plan



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supports other activities of the County, its local municipalities and community groups and does not stand alone. Rather, it works in harmony with a wide range of community activities. The policies outlined in this Plan are not the sole responsibility of the County level of government but indicate broad community directions.

This Official Plan includes 12 schedules and one map for information purposes. Schedule A identifies the land use designations. It is intended that the boundaries of the land use classifications shown on the schedules be considered as approximate and absolute only where bounded by arterial roads, rivers or streams or other similar geographical barriers.

Amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the schedules. The details of the schedules and policies will be determined by local communities through the development of local official plans.

This Plan also includes two reference maps – Flooding Hazard and Wildland Fire Hazards. These maps are provided as reference material and do not provide detailed spatial interpretations of the policies, nor are they land use designations.

Local municipalities will use the general policies of the County Official Plan to review and update their official plans and zoning by-laws. The County of Haliburton is the approval authority for local official plans and amendments.

The Official Plan should be read in its entirety and shall be interpreted in a manner that the purpose, intent and all policies are met.

Each policy section is of equal importance and is not to be applied or interpreted mutually exclusive of another.

The County and local municipalities shall have regard to matters of provincial interest in carrying out their responsibilities under the Planning Act. The County Council, its delegated committees and local municipal councils, when making decisions under the Planning Act, shall have regard to:

- a) any decision that is made under the Planning Act by a municipal council or by an approval authority and relates to the same planning matter; and



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- b) any supporting information and material that the municipal council or approval authority considered in making the decision described in clause a) above.

A decision of County Council, its delegated committees and local municipal council, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the policy statements issued under subsection 3(1) of the Planning Act that are in effect on the date of the decision and shall conform with the provincial plans that are in effect on the date of the decision or shall not conflict with them.

Where a recommendation has been made by a local municipal council or delegated committee for an application under the Planning Act or Condominium Act and the application is before County Council for a decision, if information and material that is provided or presented to the County was not provided to the local municipality before the recommendation was made, the County may:

- a) on its own initiative or on a motion by the local municipality, consider whether the information and material could have materially affected the local council's recommendation and if County Council determines it could have done so, County Council may notify the local municipality that it is being given an opportunity to reconsider its recommendation in light of the information and material and make a new recommendation by resolution to County Council; or
- b) on its own initiative or on a motion by the local municipality, consider whether the information and material could have materially affected the local council's recommendation and if County Council determines it would not have done so, County Council may make a decision under the Planning Act.

### **1.3 Land Use Objectives**

The County Official Plan promotes sustainable development that achieves efficient land use patterns, supports economic growth, and enables healthy, liveable, safe, age-friendly and accessible communities. This overarching vision can be met by supporting a range of land use objectives, including:

- a) accommodating a range of uses, such as residential, employment, transportation, institutional, agriculture, recreational and open space, that can meet long-term needs;



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- b) avoiding land use patterns which may cause environmental or public health and safety concerns;
  - c) avoiding land use patterns that would prevent the orderly and efficient expansion of settlement areas; and
  - d) promoting development that minimizes land consumption.

The policy framework of the Haliburton County Official Plan addresses Settlement Areas, Rural Areas, Housing, Environment, Resources and includes a section of 'General Policies' that apply to all lands within the County.

The relationship between the policies of the County Official Plan and those of local official plans is central to the operation of the planning system in Haliburton County. The County Official Plan sets policy direction for areas of Provincial Interest and County interest to provide for a policy based planning framework. Local official plans shall set detailed standards and focus on local interests.

#### **1.4 Planning Period and Official Plan Updates**

The County of Haliburton Official Plan is intended to provide goals, objectives and policies to direct physical change and manage the effects on the social, economic and natural environment over a twenty year planning period. Updates to this Official Plan shall take place in accordance with Section 26 of the Planning Act.





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## 2. SETTLEMENT AREAS

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### 2.1 Introduction

The County of Haliburton has identified multiple forms of settlement areas. They range from urban areas on municipal services that function as service centres to clusters of individual homes and businesses in rural areas that rely upon individual services. These “settlement areas” (urban serviced, urban unserved, rural) are part of Haliburton’s historic way of life. The Official Plan recognizes all three settlement forms and the goal is to plan for future settlement area development in a sustainable manner.

#### 1. Urban Serviced

Urban areas have either full or partial municipal services, mainly water, sewage and roads. Functionally, they tend to service larger areas and are the main location of residential, industrial, employment, commercial and institutional uses.

#### 2. Urban Unserved

Historic urban areas have no municipal sewer or water services. These areas are community centres, provide services, residential, employment and institutional uses and support local tourist operations.

#### 3. Rural Settlement

There are numerous small villages and hamlets throughout the County that rely on private water and sewage systems, but are serviced by public roads. They function as limited residential and local commercial communities, often they support local tourist operations.

Settlement Areas are defined in the Provincial Policy Statement (PPS) as urban areas and rural areas within municipalities (cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and have a mix of land uses; and
- b) lands which have been designated in an Official Plan for development over the long-term planning horizon.



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## 2.2 Community Directions

The community recognizes the function and importance of all settlement area patterns. The objective is to allow their development in a manner that continues to provide and improve the range of community services, while at the same time respecting the natural environment. The County of Haliburton Official Plan is an overall guide with local official plans and bylaws regulating the specifics of development and redevelopment. New development and redevelopment decisions shall consider the interests of the County of Haliburton community and identify and remove land use barriers which may restrict full participation in the community.

## 2.3 Policies

2.3.1 In the County of Haliburton, the following settlement areas are identified on Schedule A to this plan:

- Minden
- Cardiff Village
  
- Haliburton
  
- Oxtongue Lake
- Carnarvon
- Dorset
- Irondale
- Harcourt
- Wilberforce
- Gooderham
- Eagle Lake
- West Guilford

2.3.2 The County of Haliburton directs new development and growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Local official plans shall designate the listed Settlement Areas to ensure that sufficient lands are available at the municipal level to accommodate current needs and expected population growth, while encouraging intensification in existing built-up areas. Efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. A mix of housing, employment, parks, open spaces and transportation options will be promoted. These land use patterns ultimately provide for the long-term



financial well-being of the County, the local municipalities and minimize the undesirable effects of development, including impacts on air, water and other resources.

## 2.4 Intensification Targets

The County of Haliburton, through its Official Plan policies, will move toward an increase in the County housing mix, where 90 percent is low density and 10 percent is medium and high density. In order to accomplish this goal policies direct that 27 percent (512 units) of all new dwelling units will be medium and high density development and 73 percent of new dwelling units will be low density.

Of the existing 5 percent of housing which is medium or high density in the County of Haliburton, 32 percent is located in the Village of Minden, 53 percent is located in the Village of Haliburton and 14.6 percent exists in Wilberforce.

It should be noted that not all settlement areas within the County of Haliburton are capable of accommodating medium and high density housing development due to servicing limitations. When planning for new growth and development, the County will ensure that existing municipal sewage and water services shall be efficiently used when and where available.

### 2.4.1 The Villages

Location	# of Units in 2014	Allocated New % of total development	Allocated # of units
Village of Minden	120	55%	254
Village of Haliburton	200	45%	208
Village of Wilberforce	55	0%	50
<b>TOTAL</b>	<b>375</b>	<b>100%</b>	<b>512</b>

2.4.1.1 The County and local municipalities will direct that in the villages, 55 percent of new medium and high density development would be directed to the Village of Minden (full municipal services) and 45 percent of new medium and high density development would be directed



to the Village of Haliburton (sewers only). The Village of Wilberforce would be allocated no medium or high density development with the goal of maintaining 50 existing units.

The current distribution of low density units in the County of Haliburton is found below:

<b>Low Density Distribution</b>	<b># of Units in 2014</b>	<b>% of Total</b>
Algonquin Highlands	865	13 %
Dysart et al	2140	32.5 %
Highlands East	1315	20 %
Minden	2275	34.5 %
<b>TOTAL</b>	<b>6595</b>	<b>100 %</b>

2.4.1.2 Low density residential development may be located in settlement areas or in rural areas as municipal services and private individual services may be permitted.

#### 2.4.2 Serviced Consideration

<b>Location</b>	<b># of low density units 2014</b>	<b>Allocated %</b>	<b>Allocated # of units</b>
Algonquin Highlands	865	10 %	140
Dysart et al	2 140	35 %	489
Highlands East	1 315	20 %	280
Minden Hills	2 275	35 %	489
<b>TOTAL</b>	<b>6 595</b>	<b>100 %</b>	<b>1 398</b>

2.4.2.1 This policy directs the allocation of future low density housing in the County with a focus on directing low density growth to the municipalities with serviced settlement areas (Dysart et al and Minden Hills) while ensuring low density development opportunities for all municipalities.

2.4.2.2 Both the Municipality of Dysart et al and the Township of Minden Hills are to be allocated 35 percent of the low density housing, which equals 489 units each over the next 20 years. The Municipality of Highlands East is allocated 20 percent and Township of Algonquin Highlands is allocated 10 percent, reflective of existing lot distribution.



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Moderate growth within the regional market area, identified as the County of Haliburton, is anticipated over the next 20 years. It is estimated that 1 910 housing units will be required to accommodate population growth to 2036. Most of this growth will be directed to the Urban and Rural Settlement Areas. The County has undertaken studies to determine the impact of expected growth on the existing municipal structure. The current housing mix in the County is 95% low density (6 580 units) and 5 % medium/high density (375 units) as of 2014. The County of Haliburton's population increased 11.4% between 2001 and 2011 (date of last census). It is estimated that the County of Haliburton population will continue to increase between 2011 and 2036. Projections identify that the total population in the County may reach 21 420, that is an increase of 4 394 people. This represents 175.7 people per year and an average population growth rate of 1% per year.

According to the 2011 census, the largest single age bracket for the population in the County of Haliburton is 55 years of age and older. The median age in the County is 54 years (compared to 40.4 years in Ontario). Seniors 65 years of age and older represent 27.8% of the population (approximately double the percentage of seniors in Ontario). This trend is anticipated to continue and potentially increase over the planning period. This aging demographic will have an impact on settlement patterns and services.

2.4.2.3 All development within each settlement area will be provided with appropriate services to sustain permanent occupancy in accordance with its function. Local municipalities will work with the County to coordinate infrastructure and public service facilities and will ensure that such facilities are strategically located to support the effective and efficient delivery of emergency services. The County and local municipalities will monitor new technologies, which will benefit residents and businesses and which would be coordinated across municipal boundaries. Together the County and local municipalities will work to develop strategies to ensure that optimal services are provided in a timely and efficient manner.

2.4.2.4 Infrastructure and public service facilities shall be provided in an efficient and cost-effective manner to accommodate existing and projected needs. Optimization of existing infrastructure and public service facilities should be given consideration first, wherever possible, rather than the provision of new infrastructure and public service facilities.

2.4.2.5 The County of Haliburton and the local municipalities will include in their planning review of applications for development consideration of the needs, programs and services required to meet the needs of the growing and



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changing senior population of the County. Accessibility and transportation systems as part of development and site alteration will include consideration for the senior population.

2.4.2.6 Land use patterns and development will promote energy efficiency, improved air quality and allow for compact development designed to support and encourage active transportation as well as the establishment of future transportation systems. Development will allow for a mix of employment and residential to provide the opportunity for shortened commute times.

2.4.2.7 The County supports the use of alternative or renewable energy systems to meet current and future energy needs. Alternative and renewable energy systems will be permitted in each settlement pattern type in accordance with provincial and federal requirements.

2.4.2.8 The range of uses permitted in each settlement area will be determined in the local official plan and zoning bylaw. Serviced urban areas shall be provided a full range of uses. Other settlement areas shall be permitted a range of uses based on their function and historical service level.

2.4.2.9 The County and local official plans will define boundaries for all settlement types. The expansion of a settlement area boundary, as identified within the official plans, may only be considered as part of a comprehensive review.

2.4.2.10 Expansions to urban settlement areas will only be permitted if existing municipal services are extended, prior to or in conjunction with new development. Full municipal sewage and water services are the preferred form of servicing for urban settlement areas. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services are not or cannot be provided. Lot/unit creation may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term. Partial services will be discouraged, except where necessary to address failed services in existing development or because of physical constraints. Within settlement areas, partial services may be permitted to allow for infilling and rounding out of existing development, provided that the development is within the reserve sewage system capacity and reserve water system capacity; and that site conditions are suitable for the long-term provision of such services.

2.4.2.11 Development expansion will be permitted based on private services in urban un-serviced settlement areas. All development will include intensification, infilling, contiguous extension to the settlement area and



redevelopment. Prior to any development expansion, the development boundaries of a settlement area, the permitted range of uses and service levels must be established in the local official plan and/or zoning bylaw.

2.4.2.12 The County supports, in coordination with the local municipalities, the development and implementation of a “quality assurance program”. This will progressively upgrade existing septic tank systems and other private services to current permanent occupancy levels, in accordance with the Ontario Building Code and in compliance with Source Water Protection Plans, where applicable.

2.4.2.13 Home occupations, home industries and home/work conversions are allowed subject to environmental, functional and visual compatibility with surrounding uses.

Settlement area vacant lot supply (2014)

Settlement Area	Total potential area of vacant land (ha)	Total Area minus constraint and infrastructure (ha)	Number of potential lots
West Guilford	16.15	2.79	9
Eagle Lake	19.94	3.56	12
Irondale	47.29	5.09	17
Harcourt	56.46	10.72	36
Oxtongue Lake	210.28	33.75	84
Haliburton	750.75	131.57	2 631
Wilberforce	11.65	19.06	32
Cardiff	30.61	1.39	28
Gooderham	33.2	5.8	10
Dorset	179.2	28.91	72
Carnarvon (AH)	46.31	6.26	16
Carnarvon (MH)	40.59	7.38	25
Minden	1092.85	152.19	2 174
<b>TOTAL</b>	<b>2647.13</b>	<b>430.96</b>	<b>5 146</b>



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## 3. RURAL LANDS

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### 3.1 Introduction

Rural Lands are all lands outside of the urban settlement areas (the Village of Minden, the Village of Haliburton and the Village of Cardiff) and rural settlement areas (West Guilford, Irondale, etc). Rural Lands are important to the economic success of and quality of life in the County. Rural Lands may include provincially significant wetlands, provincially significant natural heritage features and areas, parks and trails, agricultural areas, resource extraction lands and other resource areas. Recreational, tourism and other economic opportunities are to be promoted on rural lands in a sustainable manner.

The predominant land uses within the Rural Lands designation are resource based recreational, the management and use of resources (forestry, mineral aggregate extraction), and limited residential development. Extractive, agriculture and forestry uses are to be protected from development and activities that would be incompatible. Rural development is to be compatible with the rural landscape, is to be sustained by rural service levels and is to have consideration for the environment and natural features.

Development and site alteration may be considered where the proposal is compatible with the existing rural landscape and planned rural development. Development shall be sustained by rural service levels and avoid the uneconomical expansion of municipal services.

### 3.2 Community Directions

The Rural land use designation is intended to:

- a) promote the County economic base and the sustainable management or use of resources;
- b) provide employment opportunities which may include employment areas, resource based recreational uses, the development and delivery of goods and services (including value-added and agricultural products);
- c) encourage the establishment of diversified tourism opportunities that are ecologically sustainable and promote natural resources;
- d) encourage a revival of the local agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County;





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- e) encourage local municipalities to identify and preserve lands that are locally significant for agricultural uses;
  - f) to allow for limited residential uses on lands that are not constrained or protected for their resource value where appropriate, based on the 2014 Growth Management Plan and development targets of this plan; and
  - g) preserve the forested open space character of the rural landscape and the natural quality of area waterways.

### 3.3 Policies

3.3.1 Dispersed Rural lands will continue to be the focus of uses and activities that relate to the resources (lakes, rivers, forests, topography) of these areas. Development will be directed to occur in a manner that makes efficient use of existing infrastructure and that allows for the long term availability of the resources that make the area attractive.

3.3.2 New lot development will be permitted in accordance with the minimum standards of this plan and the local municipal policies related to waterfront development.

3.3.3 Although the County of Haliburton does not contain prime agricultural lands, planning considerations must be given to the agricultural uses, agriculture-related uses and on-farm diversified uses that exist in the County. New agricultural development will be supported. In order to protect and optimize these operations, and reduce any adverse impacts these operations may have on adjacent uses, local official plans shall have policies that establish Minimum Distance Separation (MDS) guidelines as specified by the Ontario Ministry of Agriculture, Food and Rural Affairs. These guidelines will be used for new land uses, the creation of new lots, and new or expanding livestock facilities. These guidelines may incorporate provisions to allow for studies to support alternative separation distances.

3.3.4 The local official plans shall clearly include policies to address all MDS Guidelines where options for municipalities are presented. Policies shall specifically address the application of MDS within settlement areas, application of MDS for existing lots of record, application of MDS from closed cemeteries, and application of MDS after a catastrophe.

Lakefront development is recognized for its importance in resource based recreational, economic and tourism development benefit to Haliburton County. The desirability of lakefront development is anticipated to continue and is acknowledged as an important component of Haliburton County's planning



structure due to the vast number of lakes and surrounding forested/wildland areas.

3.3.5 Local official plans shall contain policies that ensure development, redevelopment or conversion of lakefront properties occur in an environmentally responsible manner, with regard for public health and safety.

Rural Land vacant lot supply (2014)

Municipality	# of vacant parcels	# of vacant parcels within 30 m of a municipal road	# of vacant parcels with no constraints within 30 m of a municipal road
Algonquin Highlands	627	427	173
Dysart et al	1406	913	402
Highlands East	1396	901	426
Minden Hills	1389	1040	498
<b>Total</b>	<b>4818</b>	<b>3281</b>	<b>1499</b>

3.3.6 The following shall be considered as part of the decision making process for development of permitted land uses within the Rural designation:

3.3.6.1 Non-agricultural development or site alteration on improved agricultural land shall be discouraged. Where non-agricultural development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated (through a planning justification report) that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

3.3.6.2 The location of any non-agricultural land use imposes no operating constraints to an existing farm. An adequate separation distance shall be maintained between non-agricultural development and existing livestock uses. Conversely, an adequate separation distance shall be maintained between the development of livestock facilities and existing non-agricultural uses. New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

3.3.6.3 Development applications proposed where municipal services are not available, on existing lots of record or new lots, shall be accompanied by



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evidence of the site's suitability to provide an adequate quality and quantity of water supply and that the site can accommodate an approved sanitary sewage disposal system. Evidence of the site's suitability for an adequate quantity and quality of water supply shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment and Climate Change Guidelines (or any municipal procedure that achieves the same objective). In cases where new development is being proposed in proximity to existing development, the provision of neighbouring well water records may be sufficient to determine adequacy of water supply. Evidence of the site's suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment and Climate Change Guidelines or the Ontario Building Code, where applicable. In addition to the above-noted requirements, for existing lots of record less than 0.4 hectares, evidence of the site's suitability to accommodate a sewage disposal system shall be accompanied by an evaluation conducted in accordance with Ministry of the Environment and Climate Change Guidelines (or any municipal guideline that achieves the same objective), regarding Reasonable Use.

3.3.6.4 Adequate drainage and outlets shall be available for storm water runoff. Approval of drainage provisions may be required from the applicable municipality, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.

3.3.6.5 Access to the development may be permitted from a public highway open and maintained on a year round basis and which is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection and must conform to Section 7.9 Transportation.

3.3.6.6 Except for resource-based recreational uses, new lot creation shall be permitted only via the consent process in accordance with the requirements of the consent policies of Section 8.9 and Section 9.

3.3.6.7 Residential plans of subdivision/condominium shall not be permitted on Rural Lands.

3.3.6.8 Applications to permit residential development will need to be supported by a planning justification report that addresses:

- a) how the policies of this Official Plan, the Provincial Policy Statement and the local municipal official plan are met;
- b) how the location is necessary to support the proposed uses;



- 
- c) how the need for the proposed uses cannot be met by approved development in other locations in the County;
  - d) how the new development is to be serviced; and
  - e) how the proposed development conforms to the County of Haliburton Growth Management Plan 2014 and the implementing policies of this plan.

3.3.7 New development within 1000 meters of an Urban Settlement Area boundary or a Rural Settlement Area boundary shall be limited to existing lots. Minor infilling and rounding out of existing development may be considered. Prior to development the applicant must demonstrate that the development is compatible with adjacent uses and would not create or contribute to municipal servicing problems and/or would not prejudice future development.

3.3.8 In areas identified as an Mineral Aggregate Resources on Schedule H to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule H, non-agricultural development (other than passive resource based recreational uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future mineral aggregate extraction, or represent an incompatible land use. It must be demonstrated to the appropriate approval authority that:

- a) the extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-farm development as well as the adjacent lands within 300 metres of the proposed non-farm development; or that
- b) the proposed land use or development serves a greater long term interest of the general public than does aggregate extraction; and
- c) issues of public health, public safety and environmental impact are addressed

3.3.9 Strip development and residential cluster development along public roadways shall not result from proposed development. Strip development and cluster development shall mean a strip of four (4) or more, adjacent rural lots, one hectare or less in size, sharing a common contiguous boundary. Lots located directly across a road from one another shall be considered as having a common boundary.



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3.3.10 Local official plans shall include policies directing minimum lot sizes in the Rural Area for residential uses. Within the Rural Area a minimum lot size of not less than 0.8 hectares. The minimum rural residential lot size stipulated in the local official plans should be 0.8 hectares unless full communal or full municipal sewage and water services are provided or a hydrogeological study demonstrates that the site is suitable for private services on a smaller parcel.

3.3.11 Clearing of forested areas will not be permitted except in conformity with the County Forest Management By-law and the County Shoreline Tree Preservation By-law.

3.3.12 Wayside pits and quarries shall not include the stockpiling of sand and salt mixtures.

### **3.4 Permitted Uses**

Permitted uses in the Rural Area designation include:

- a) the management or use of natural resources;
- b) agriculture;
- c) employment uses where designated in a local official plan;
- d) resource based recreational uses;
- e) Cemeteries;
- f) Tourism uses;
- g) limited residential development including home occupations and industries; and
- h) other rural land uses



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## 4. HOUSING

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### 4.1 Introduction

A healthy, productive community includes adequate, stable, affordable and diverse housing options for all residents. Access to various forms and types of affordable housing throughout the County in a choice of communities fosters inclusive communities and supports economic development.

### 4.2 Community Directions

The County and local municipalities, in cooperation with the Kawartha Lakes Haliburton Housing Corporation, shall plan for a range of densities and forms of housing affordable to all community households, including low and moderate income, enabling all residents of the County to remain living and working in their communities.

The “Building Strong Communities: Housing and Homelessness Plan 2014-2023” is the reference plan and document to be used by the Service Manager in the delivery of:

- New affordable housing programs;
- Homelessness prevention and support programs; and
- Financial support and regulation of existing social housing.

In accordance with the *Housing Services Act 2011*, this local housing and homelessness plan:

- identifies current and future housing needs within the area;
- includes objectives and targets relating to housing needs;
- describes measures proposed to meet these objectives and targets;
- describes how progress will be measured towards meeting the identified goals;
- addresses the matters of provincial interest identified in section 2 of the Planning Act;
- is consistent with Ontario’s Housing Policy Statement issued under section 3 of the Planning Act.



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## 4.3 Policies

4.3.1 Each local municipality will ensure that new residential growth, through intensification and redevelopment, is accommodated in their official plans for a ten year period, at all times. If necessary this may include land that is designated and available for residential development. A three year supply of land for residential units shall be maintained in locations where new development is being directed. These residential lands must be suitably zoned and may include land in draft approved and registered plans.

4.3.2 Local official plans shall establish and implement minimum targets for the provision of affordable housing for low and moderate income households.

4.3.3 All housing shall include forms that meet the social, health and well-being requirements of current and future residents, including special needs requirements.

4.3.4 In determining the location of lands for affordable housing for low and moderate income households development shall be directed to lands which provide appropriate levels of infrastructure and public service facilities. Locations shall be supportive of current and projected needs.

4.3.5 Consideration shall be given to transportation options, availability of medical services, community service locations, essential food services, educational institutions and employment in the selection of lands for housing.

4.3.6 Local official plans shall establish housing development standards which will minimize the cost of housing, facilitate compact form and maintain public health and safety.

4.3.7 Local official plans shall address provisions for group homes for those who are unable, whether temporarily or long term, to provide fully for their own well-being. Group homes shall be licensed and/or approved under Provincial statutes and shall exist in compliance with local by-laws. Group homes shall be permitted in local official plans within land use designations which ensure that adequate servicing is available. Any local official plan, which was approved prior to the final approval of the County Official Plan, shall be revised, prior to, or at the time of, the next comprehensive review to include provisions for group homes.

4.3.8 Local official plans shall contain policies related to parkland or cash-in-lieu of parkland, the use of alternative requirements to the provision of lands for parks or other public recreational purposes and may include, where the



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land is proposed for redevelopment, policies permitting a reduction to payments required for cash-in-lieu.

#### 4.4 Second Units

The *Strong Communities through Affordable Housing Act, 2011* (the Act) requires municipalities to permit second units. Second units benefit the wider community by:

- a) increasing the stock of rental units in an area;
- b) providing homeowners an opportunity to earn additional income to help meet the costs of homeownership;
- c) supporting changing demographics by providing more housing options for extended family or elderly parents, or for a live-in caregiver;
- d) maximizing densities and helping create income-integrated communities, which can support and enhance local businesses and the local labour market, as well as make more efficient use of infrastructure; and
- e) creating jobs in the construction / renovation industry.

4.4.1 The County recognizes there may be inherent constraints within the County that make some areas inappropriate for second units (such as flood-prone areas or those with inadequate servicing). Local official plans shall consider constraints to the development of second units and identify those constraints in their second unit policies. Alternatively local official plans may specifically identify the locations or designations where second units are permitted.

4.4.2 Local official plans shall permit second units in both existing and newly developed residential areas. Municipalities and development proponents are encouraged to incorporate second units in the planning of new neighbourhoods and redevelopment projects.

The Act requires municipalities to permit second units in detached, semi-detached, row housing, and ancillary structures. The legislation requires municipalities to permit one additional unit (i.e., a second unit) either in a house (e.g., basement) or in an ancillary structure (e.g., above laneway garage) on the same lot.

4.4.3 Local official plans shall identify in policy where second unit development is appropriate to meet the needs of their communities while protecting public health and safety.





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4.4.4 Local official plans that currently permit second units will need to be reviewed to assess whether they are permitted in the range of housing types listed in the Act and make any updates required.

4.4.5 Municipalities through their local official plans are responsible for determining what standards or zoning provisions should apply to second units in relation to matters such as minimum unit size or parking requirements. Standards should support the creation of second units.

4.4.6 Second units must comply with any applicable laws, which include the Building Code, the Fire Code and property standards by-laws. The changes do not “grandfather” any existing second units that do not meet applicable laws. Municipalities are encouraged to implement a process to ensure legal and safe second units are developed and maintained.

A building permit shall be required to establish a second unit depending on whether alterations to the house are needed. As such, homeowners considering establishing a second unit shall contact their municipality prior to doing so.

4.4.7 The County supports second units being permitted by the local municipalities and encourages them to be directed to settlement areas. Second units shall not be permitted in resource based recreational areas or waterfront designations. Second units shall be located on lots having direct frontage on municipally/public maintained roads.

4.4.8 Garden suites are one-unit detached residential structures which contain both bathroom and kitchen facilities, are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, as they do not necessarily require the purchase land being ancillary to existing dwellings, and are relatively inexpensive to install, as they are often constructed off-site or made from pre-fabricated materials. Local municipalities may pass temporary use by-laws authorizing garden suites as a temporary use for up to 20 years. Municipalities may also extend the temporary authorization for garden suites by further three year increments, as required. (Planning Act subsection 39.1)

4.4.9 Local municipalities may establish demolition control areas which can include both ownership and rental properties, as well as properties with less than six units. When a demolition control area is established, landowners must obtain a demolition permit prior to demolishing the whole or any part of a residential property within the area. Within demolition control areas, local municipalities can refuse to issue a demolition permit unless a building permit has been issued to erect a new building on the site. Demolition control areas



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may be used to allow municipalities to regulate demolition while considering and developing new land use policies for an area, such as an area in transition, where it may be appropriate to maintain existing affordable housing stock and promote new housing opportunities, while also promoting other uses to help revitalize the area. (Planning Act subsection 33)

4.4.10 Local municipalities may include policies in their official plan related to 'Height and Density Exchange'. Policies may provide an incentive-based system that may enable municipalities to authorize increases in the height and density of development permitted by a zoning by-law, in return for the provision of facilities, services or matters specified in the zoning by-law. Municipalities may consider the use of Height and Density Exchanges to achieve affordable housing objectives. (Planning Act subsection 37)



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## 5. ENVIRONMENT

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### 5.1 Introduction

The County of Haliburton has extensive natural areas. These areas provide the basis for a wide range of natural, economic and social functions, ranging from ecological to tourism to resources. The natural environment forms the basis for Haliburton's way of life and its stewardship is central to this Official Plan.

Climate change and environmental protection require innovative approaches to sustaining and restoring Haliburton's network of lakes, forests and natural habitats. This Official Plan, in partnership with other levels of government, includes land use planning approaches based on watersheds, lake capacities and fluctuating water levels within its control and recognizes the control by the Federal and Provincial governments on the Trent-Severn water system and their reservoir lakes. The approaches and remedial actions will be designed to sustain and improve environmental quality and ecological function.

### 5.2 Community Directions

The sustainable use and development of the natural environment is a paramount objective for the County of Haliburton. Current environmental quality will be maintained and environmental features will be protected and enhanced where possible. The County of Haliburton is primarily a natural area and the long term quality of its environment is critical. Both protection of significant natural areas and wise stewardship for the economic use of resources are to be supported.

#### 5.3.1 Policies

5.3.1.1 The integrity and function of natural heritage features and areas will be protected, restored and enhanced for the long term.

5.3.1.2 Development and site alteration is not permitted within the habitat of provincially significant wetlands as identified on Schedule A or as evaluated using the Ministry of Natural Resources and Forestry 'Ontario Wetlands Evaluation System - Northern Manual'.

5.3.1.3 Development and site alteration shall not occur in the habitat of endangered and threatened species unless in accordance with provincial or federal regulations.



5.3.1.4 Local official plans shall not permit development and site alterations within the habitat of provincially identified significant wildlife habitat and Areas of Natural and Scientific Interest (ANSI's) unless it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts on the natural features or their ecological functions.

5.3.1.5 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

### 5.3.2 Natural Heritage

5.3.2.1 Local official plans may identify areas of locally significant natural heritage features and areas including wetlands, wildlife habitat, fish habitat and areas of natural and scientific interest. Locally significant areas will be protected from incompatible development and local official plans will set appropriate development standards.

5.3.2.2 Development and site alteration shall not be permitted on lands adjacent to natural heritage features identified in section 5.3.2.3 unless in accordance with policies of the Provincial Policy Statement 2014 and local official plans, provided that there will be no negative impacts on the natural heritage features or on their ecological functions. Through an EIS the ecological function of the adjacent land must be evaluated and it must be demonstrated that there will be no negative impacts. Existing known provincially significant natural features are shown on the schedules to this Official Plan. Locally significant features may be identified in local official plans.

5.3.2.3 Lands that are contiguous to a specific natural heritage feature or area are considered adjacent lands for the purposes of this plan. Adjacent lands include lands where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of adjacent lands within the County are as follow:

#### Natural Heritage Feature and Area Adjacent Lands Width

(distance from the feature for considering potential negative impacts)

- a) significant habitat of endangered and threatened species 120 m
- b) significant wetlands 120 m
- c) significant wildlife habitat 120 m
- d) significant areas of natural and scientific interest – life science 120 m
- e) significant areas of natural and scientific interest – earth science 50 m



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- f) fish habitat inland lake trout lake (at capacity) on the Canadian Shield 300 m
  - g) all other fish habitat 120 m.

The above adjacent land distances shall be included in local official plans unless the municipality creates and implements an approach which achieves the same objectives.

5.3.2.4 Not all potentially significant natural heritage features have been identified within the County. A site-specific evaluation (Site Evaluation Report) should be undertaken prior to planning approvals to determine the location of natural heritage areas and features and their ecological functions under any of the following circumstances:

- a) adjacent to watercourses, rivers, and lakes unless recent information exists at the County or local level of government;
- b) adjacent to or in wetlands;
- c) within adjacent lands as identified in the local official plans; and
- d) as identified by the County or local municipality during pre-consultation.

5.3.2.5 Where a natural heritage feature or area exists a more detailed assessment (EIS) will be required to determine the location and nature of the feature and to determine if it is significant.

### 5.3.3 Wetlands

5.3.3.1 The County of Haliburton, Ministry of Natural Resources and Forestry and Ducks Unlimited have undertaken an extensive mapping project to clarify the boundary of wetlands. Approval authorities shall use this mapping as a screening tool when reviewing development applications. Screening will be undertaken as follows:

- a) where a development proposal will extend into an area identified on the County wetland mapping, the applicant shall undertake a site assessment to accurately delineate the wetland boundaries. If the proposed development is determined to occur within the wetland then the applicant will undertake an Environmental Impact Study demonstrating that there will be no negative impacts to the wetland feature or its ecological function;
- b) where a development proposal is located within the adjacent lands to a wetland, as set out in the local official plans and Provincial policy, the applicant shall undertake a scoped Environmental Impact Study



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demonstrating that there will be no negative impacts to the wetland feature or its ecological function; and

- c) the Natural Heritage Reference Manual shall be the minimum guidance document for policy section 5.3.3 of this plan.

5.3.3.2 These assessments shall be completed prior to approval of the development proposal as it will form part of the complete application and shall be completed by a qualified professional.

#### **5.3.4 Environmental Impact Study**

5.3.4.1 An Environmental Impact Study, required for natural heritage features identified in sections 5.3.1 and 5.3.2, unless scoped (in writing) by the local municipality or approval authority through pre-consultation, will include the following:

- a) a description of the proposal and statement of rationale for the undertaking;
- b) an identification of any previous relevant studies (e.g. sub-watershed plans, past EIS, site remediation) and indicate how they will be addressed;
- c) an identification of gaps in the available information (e.g. lack of site specific data, unevaluated features);
- d) assessment of methods for dealing with information gaps;
- e) consideration of the implications of information gaps;
- f) deliberation on the need for further field investigations;
- g) an indication of the appropriate time of year and methodology for field investigations if needed;
- h) consideration of the need for involving outside consultants who have specialized expertise;
- i) a description of the existing land use(s) on site and adjacent lands;
- j) a description of the topographical features and landforms;
- k) the land use designation on site and adjacent lands, as identified by the County and local official plans;
- l) a description of alternative development proposals for the site as well as the environmental impacts of the alternatives;
- m) a comprehensive description of the proposal including its direct and indirect effect on the environment and considering both the advantages and disadvantages of the proposal;
- n) an identification of environmental constraint areas;
- o) an environmental inventory of the area under development consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, fish, surface waters, hydro-geological features);



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- p) a statement of environmental and ecological significance of the area affected by the proposed development;
  - q) a statement on the ecological functions of the natural features;
  - r) identification of Species At Risk through identified records and field inventories and potential impacts on habitat;
  - s) a statement on how the development will contribute to the preservation and enhancement of the natural areas;
  - t) a detailed description of mitigating effects;
  - u) a recommendation on buffer or setback distances for building envelopes, respecting local official plans and zoning bylaws;
  - v) any additional information requested by the local municipality; and
  - w) where applicable, an assessment of options for servicing the development with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options.

5.3.4.2 The Natural Heritage Reference Manual shall be the minimum guidance document for policy section 5.3.4.

5.3.4.3 An Environmental Impact Study for proposed development adjacent to a significant natural heritage feature will include, as a minimum study area, the natural heritage feature as well as the adjacent lands surrounding that feature. The distance of the adjacent lands will be in accordance with policy section 5.3.2.3 and as established in local official plans.

### **5.3.5 Site Evaluation Reports**

5.3.5.1 Local official plans shall include policies and criteria for site evaluation reports. The Site Evaluation Report may be required for development and redevelopment proposals which involve parcel boundary adjustments, applications for consent where no significant features or areas of interest have been identified.

5.3.5.2 The Site Evaluation Report will be used to determine the presence and location of natural heritage areas and features on a specific property. The criteria set out in local official plan policies may also include additional requirements.

5.3.5.3 A site evaluation report shall demonstrate that the subject lands are suitable for the proposed development.

5.3.5.4 A site evaluation report shall be required for all development proposals to create new lots adjacent to a water body unless the local municipality can provide the approval authority with written information confirming that it has



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sufficient documentation, prepared by a provincial agency or other qualified professional, to address the potential impacts of the development on natural heritage features.

### 5.3.6 Shorelines

5.3.6.1 To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and be minimized in extent.

The County of Haliburton has enacted By-law No. 3505, being a by-law to Conserve, Prohibit, Protect, Restrict and Regulate the Protection, Preservation and Removal of Trees on Shoreline Properties in the County of Haliburton (Shoreline Tree Preservation By-law).

5.3.6.2 The County requires, through the Shoreline Tree Preservation By-law, the retention of natural vegetation, including trees, in the full 30 m setback from the high watermark of a 'body of water' as defined in the by-law. Local official plans shall identify the minimum requirement for development and site alteration setback from the high water mark.

5.3.6.3 It is not the intent of this official plan or the by-law, to limit the removal of dangerous trees, either through damage or disease. The County forestry officer should be consulted and the County by-laws reviewed prior to removal of trees.

5.3.6.4 The maintenance of shoreline vegetation is beneficial to:

- Protect the riparian and littoral zones and associated habitat
- Prevent erosion, siltation and nutrient migration
- Maintain shoreline character and appearance
- Provide fish habitat
- Reduce encroachment
- Limit light pollution and noise
- Provide space for tree fall
- Protect root zones
- Attenuation of runoff

5.3.6.5 Clearing of natural vegetation along the shoreline will be restricted to that needed for access (max. 5 m wide), recreational use and safety of residents as outlined in the Shoreline Tree Preservation by-law.





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5.3.6.6 Development and site alterations shall be set back a minimum of 30 metres from the high water mark of lakes, rivers and streams, in accordance with the requirements of this by-law. Section 3 of the Shoreline Tree Preservation By-law does provide for exemptions in very specific circumstances. Consultation with the County of Haliburton is required prior to development and site alteration.

5.3.6.7 Local official plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres. However, the greatest setback possible shall be required.

### **5.3.7 Source Water Protection**

5.3.7.1 The quality and quantity of all ground and surface water will be protected and improved in areas of degradation, where identified. The supply, efficient use and conservation of water is a provincial interest as identified in the Planning Act. Where a Source Water Protection Plan (SWPP) has been approved by the Province, land use planning decisions shall have regard to the SWPP that is in effect.

5.3.7.2 SWPP policies apply to “Wellhead Protection Areas” (WHPA), and “Intake Protection Zones” (IPZs as identified on Schedules D, E, F & G to this plan. Areas identified in the technical studies (Assessment Report) for the Source Protection Plan, including Specific Source Protection Plan Policy Areas will be shown in local Official Plans.

5.3.7.3 The County and local municipalities will work with senior levels of government to implement policies and consult on issues to control watershed flow management.

5.3.7.4 Strategies for the protection of ground and surface water resources and public access to them will be included in local official plans or as County and local partnership actions. These shall include, among others: lake capacity estimates, lake flow control, waterfront setbacks, shoreline protection, forest buffers, water level management and the cumulative impact of development. Road allowances or existing public rights-of-way that provide access to water will be kept open and retained in municipal ownership.

5.3.7.5 Provisions for the closure of any road allowance leading to water shall be provided in the official plans of each local municipality. Council shall further encourage that public access to water be maintained and that decisions regarding road closures be made with this consideration.



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5.3.7.6 It is recognized that there are Federal, Provincial, Municipal and Aboriginal agencies that have responsibility for managing storage, flows and allocation of the water in the Trent-Severn Waterway. The County will work with those agencies to implement the Report of the Panel on the Future of the Trent-Severn Waterway.

5.3.7.7 The County and local governments shall ensure that the diversity of natural features in an area, and the connectivity between them will be maintained, restored or enhanced where possible. Strategies for maintaining the diversity of natural features will be included in local official plans.

5.3.7.8 Proposed land uses and activities which are identified as a significant drinking water threat in an approved SWPP shall be prohibited, regulated or restricted by the local municipality. This may be achieved through municipal source water protection and zoning by-laws.

5.3.7.9 As part of the pre-consultation process local municipalities shall circulate proposed applications under the Planning Act to the responsible Risk Management Official (RMO) for review and comment, where the SWPP requires circulation.

5.3.7.10 The local municipality shall be satisfied that a proposed application under the Planning Act will not create a significant threat as defined in the approved SWPP, where the SWPP does not require circulation to an RMO.

5.3.7.11 The County and local municipalities will implement all required policies in accordance with and approved in Source Protection Plans, where the Municipality has been identified as the policy implementer.

5.3.7.12 Development and site alteration in or near sensitive surface water features and sensitive ground water features shall comply with the SWPP that is in effect for the subject lands. Significant water sources, features and their related hydrologic functions shall be protected, improved or restored.

5.3.7.13 Mitigating measures and/or alternative development approaches may be required through local planning documents, in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

### **5.3.8 Wellhead Protection Areas and Intake Protection Zones**

5.3.8.1 Local municipalities shall identify Source Water Protection Plan (SWPP) policy areas, through their local Official Plan or by by-law. The policy areas



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shall be protected and managed in a manner which ensures the sustained quality and quantity of the municipal drinking water source and shall be subject to the following specific policies:

- a) consultation will occur between the County and local municipalities on all applications made under the Planning Act for lands identified as being in a Wellhead Protection Areas (WPA) and/ or in an Intake Protection Zone (IPZ) to ensure that prohibited uses and activities are directed to locate outside of these identified areas;
- b) local municipal official plans shall include policy direction for approval requirements of applications related to activities and uses within the WPA and IPZ, in conformity with the policy of the SWPP in effect;
- c) legally existing uses that are located within a SPP Policy Applicable Area, but which are regulated by the provisions of a Source Protection Plan policy and/or are incompatible with the provisions of this section of the Official Plan may be permitted to expand subject to the policies of this Official Plan and the relevant Source Protection Plan. Such uses shall be required to undertake measures that would protect municipal drinking water sources in the SPP Policy Applicable Area;
- d) County Council and each local municipal council will not approve an application made under the Planning Act for development or site alteration, within a SWPP policy area without a RMO notice, issued under S. 59(2) of the Clean Water Act (2006) or as established in a risk management plan;
- e) identification of future Wellhead Protection Areas and Intake Protection Zones or amendments to highly vulnerable aquifers and significant ground water recharge areas, identified by an appropriate agency (a local municipality, a conservation authority or the Ministry of Environment and Climate Change) shall be implemented by an amendment to this plan and the local official plan; and
- f) the policies in this official plan are a minimum standard and local municipalities may go beyond these minimum standards in the protection of municipal drinking water sources and aquifer/groundwater vulnerable areas.

### **5.3.9 Stormwater Management**

5.3.9.1 Stormwater management plans work to control flooding, ponding, erosion and sedimentation to protect water quality and aquatic habitat or other natural habitat, which depend on watercourses and other water bodies for their existence.



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5.3.9.2 Stormwater management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious area (greater than 1 hectare or 50% impervious coverage, as per Ministry of Environment and Climate Change Stormwater Management Planning and Design Manual, 2003).

5.3.9.3 Stormwater management will be undertaken in accordance with Ministry of Environment and Climate Change Guideline “Stormwater Management Planning and Design Manual, 2003”.

5.3.9.4 The County and the local municipalities shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality.

5.3.9.5 Nothing in this plan limits the local municipality in being more restrictive in the use of stormwater management to mitigate development impacts on stormwater quantity and quality.

5.3.9.6 A stormwater management plan/report shall be reviewed and approved by the Ministry of Transportation for those developments located adjacent to or in the vicinity of a provincial highway whose drainage would impact a highway downstream.

### **5.3.10 Natural Hazards**

5.3.10.1 The County identifies, on schedules to this plan and associated maps, areas of natural hazards and features which may be considered natural hazards.

5.3.10.2 Local municipal official plans shall identify areas subjected to hazards, including human-made hazards, and develop management policies to limit exposure to public health and safety risks.

5.3.10.3 Local municipal official plan policies will ensure that development is appropriately set back from, does not encroach on and does not exacerbate naturally hazardous lands. Natural hazardous lands include property or lands that could be unsafe for development due to naturally occurring processes, such as land adjacent to rivers and streams, and small inland lake systems which are impacted by flooding and erosion, and floodways.

5.3.10.4 Local municipal official plans shall identify areas of natural hazards and will include policies and zoning by-law provisions that limit and protect



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development from adverse impacts of hazard lands. These policies and zoning by-law provisions will identify the associated development restrictions and limit development and site alteration potential that may be permitted on hazard lands.

5.3.10.5 Local official plans may identify Special Policy Areas and identify criteria for those areas. The designation of a Special Policy Area and any change or modification to the local official plan policies, land use designations or boundaries must be approved by the Ministry of Natural Resources and Forestry prior to the County approving such changes or modifications.

5.3.10.6 The following development shall not be permitted to locate in hazardous lands and hazardous sites:

- a) an institutional use where there is a threat to the safe evacuation of vulnerable populations such as the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works or erosion;
- b) an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures or protection works or erosion; and
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

#### **5.3.10.7 Wildland Fire**

The Ministry of Natural Resources and Forestry generalized wildland fire assessment spatial data is to be used by the County of Haliburton in reviewing applications made under the Planning Act or Condominium Act for development and/or site alteration. This information is reflected on “Natural Hazards – Map 1” of this Official Plan.

5.3.10.7.1 Based on the Ministry of Natural Resources and Forestry wildland fire spatial data, properties which are identified as being located in areas of High or Extreme risk for wildland fire will be required to provide a “Wildland Fire Assessment Report” in support of an application for development or site alteration.

5.3.10.7.2 A Wildland Fire Assessment Report will include:

- a) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire
- b) forest condition (e.g., presence of storm or insect damage)



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- c) topography and slope
  - d) presence of water source(s)
  - e) distance to organized response resources (e.g., fire station)
  - f) access
  - g) recommend mitigation measures, as required
  - h) site plan of the subject lands identifying proposed building site, vegetation location and location of recommended mitigation measures.

5.3.10.7.3 Wildland fire mitigation measures which would support development or site alteration shall not be permitted:

- a) in provincially significant wetlands;
- b) in significant wildlife habitat or significant areas of natural or scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function;
- c) in fish habitat or the habitat of endangered or threatened species except in accordance with provincial and federal requirements; and
- d) on adjacent lands to significant wetlands, significant wildlife habitat, significant areas or natural or scientific interest and fish habitat unless the ecological function of the adjacent lands had been evaluated and it no negative impact on the natural features or their ecological function has been demonstrated.

5.3.10.7.4 The policies of this Official Plan and local official plans shall direct development and site alteration to areas outside of lands that are identified as hazardous forest types for wildland fire.

5.3.10.7.5 Development and site alteration may be permitted on lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry.

5.3.10.7.6 Local official plans may designate, as site plan control areas, lands identified as high to extreme risk for wildland fire, based on the findings of wildland fire assessments.

5.3.10.7.7 Proponents submitting an application for development and/or site alteration shall undertake a site review in accordance with these policy section requirements, to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands and direction provided by



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the Ministry of Natural Resources and Forestry. Where development and/or site alteration proceeds in areas identified as high to extreme risk for wildland fire, measures should be identified by proponents to outline how the risk will be mitigated using environmentally appropriate measures.

### **5.3.11 Human Made Hazards**

5.3.11.1 Contaminated sites will be assessed and remediated in compliance with Provincial or Federal guidelines and regulations prior to development or redevelopment, such that there will be no adverse effect.

5.3.11.2 Development on or adjacent to sites containing human made hazards may be permitted only if rehabilitation or other measures have been completed to address and mitigate known or suspected hazards.

5.3.11.3 Development on, abutting or adjacent to contaminated sites shall only be permitted once the site is remediated, a Record of Site Condition (RSC) is completed and the approval authority is assured by a qualified professional that there will be no adverse effects.

5.3.11.4 The cost associated with assessment and remediation of contaminated site shall be paid by the applicant and/or owner of the land at no cost to the County or municipality.

### **5.3.12 Waterbodies**

Lakeshore capacity assessment is a planning tool that enhances the effectiveness of the land-use planning and development process in a number of ways. The assessment incorporates the concept of ecosystem sustainability into the planning process and is built upon the knowledge that inland lakes have a finite and measurable capacity for development. Central to the ecosystem approach to land use planning is the concept that everything in a natural system is interconnected. Degradation of one element of an ecosystem (in this case, degradation of water quality) will ultimately affect other elements of the same ecosystem. Lakeshore capacity assessment is one tool that can assist in protecting the quality of water in inland lakes today and into the future. Protecting the quality of water in a lake also protects its aquatic communities, cold water fish habitat and the quality of water in downstream systems.

5.3.12.1 Watershed planning is the preferred approach to water resource planning in the County of Haliburton. It takes a broad, holistic view of water resources and considers many factors including water quality, terrestrial and aquatic habitat, groundwater, hydrology and stream morphology (form and



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structure). Although lakeshore capacity assessment is more narrow in focus (as it considers only water quality), it is consistent with watershed management in that it considers upstream sources and downstream receptors when assessing the development capacity of a lake. The Provincial Policy Statement 2014 directs that planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed at the ecologically meaningful scale for planning. It is a tool that will enable the County and local municipalities sharing a watershed to work together to protect the resource, and will form a foundation for considering cumulative impacts of development.

5.3.12.2 Local official plans will establish a policy mechanism for allocating development capacity in cooperation with neighbouring municipalities where the catchment area of a lake is shared with another planning authority to ensure that the water quality objectives of the lake are met. New development and site alteration shall not exceed the development capacity of the lake.

5.3.12.3 There are a number of lakes in Haliburton County that are managed by the Ministry of Natural Resources and Forestry as lake trout lakes and monitored by the Ministry of Environment and Climate Change. These Lakes are identified on Schedule J to this plan.

5.3.12.4 Local municipal official plans shall include a list of lake trout lakes which are classified as being “at capacity” or “not at capacity” to additional nutrient loadings. The local official plans shall include specific policies for both classifications of lakes.

5.3.12.5 Policy shall direct the protection of existing lake conditions and provide that there will be no negative impact to the lake or its biological function. Each municipality is responsible to identify capacity and develop policies which set development capacity for lakes within their jurisdiction.

5.3.12.6 Council will not consider an application for development on the shorelines of lakes which have been identified on Schedule J to this plan or in the local municipality’s official plan as being “at capacity” or “highly sensitive” except in consultation with the Ministry of Environment and Climate Change and the Ministry of Natural Resources and Forestry.

5.3.12.7 New lot creation and other planning approvals may only be allowed under one of the following special circumstances:

- i) the tile fields on any new lot are set back at least 300 metres from the high water mark of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;





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- ii) the tile fields on each new lot are located such that they would drain into a drainage basin, which is not at capacity;
  - iii) to separate existing habitable dwellings, each having a separate existing OBC approved septic systems, provided that the land use would not change;
  - iv) the proposed new use, which is permitted in the local Official Plan, has a scale and density that is less than currently exists on site. The proposal must demonstrate a net reduction of the phosphorus loading on the lake from the site. Prior to any redevelopment being approved, the Lake Impact Assessment shall be completed to the satisfaction of the County, local municipality, the Ministry of Natural Resources and Forestry and the Ministry of the Environment and Climate Change. The Lake Impact Assessment shall among other things, provide recommendations on implementation tools related to hydro-geology, soils and vegetation matters on site;
  - v) the proposed development can be serviced with full municipal sewage services and appropriate storm water management design is incorporated on site;

5.3.12.8 At the time of approval of this official plan, no alternative phosphorous removal technologies, including the use of imported 'b' horizon soils to retain phosphorus, have been approved by the Ministry of Environment and Climate Change or the Ministry of Municipal Affairs and Housing and will not be permitted to be used on at capacity or highly sensitive lakes to justify new lot creation.

5.3.12.9 Council supports planning, design and construction practices at the local level that maintain or improve water quality including appropriate vegetation coverage along shorelines.



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## 6. RESOURCES

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### 6.1 Introduction

Haliburton County has significant natural resources, most notably in forests, extractive resources (sand, gravel and quarry), minerals and water. These resources form a key part of the County's economy and are well managed by local residents through small scale operations. The County of Haliburton is designated under the Aggregate Resources Act; all extraction and processing operations shall comply with the Aggregate Resources Act. Rural areas, as identified by the County and local official plans, will be the focus of natural resource activity, resource based recreational activity and other rural land uses.

### 6.2 Community Directions

Community focus is on the continuance of small scale operations undertaken in a sustainable manner. Working together and in partnership with all levels of government, operators can strive to continually improve their operations to better protect the environment, achieve sustainable standards and reduce incompatible land use impacts.

### 6.3 Policies

6.3.1 County and local municipalities will compile an inventory of operating and potential mineral aggregate resources using information supplied by local pit and quarry operators, the Ministry of Natural Resources and Forestry and 'Aggregate Resource Inventory Papers' published by the Ministry of Northern Development and Mines. The purpose of this inventory is to accurately reflect the location of deposits so they can be protected. Information that is current to the date of approval of this Official Plan are identified on Schedule H to this plan.

6.3.2 Mineral aggregate resources will be protected for future use to ensure that these operations are able to meet current and future needs. Local official plans will identify mineral aggregate resources and protect them from development and activities that would adversely affect their expansion or continued use, or would be incompatible by way of public health, safety or environmental impact.

6.3.3 Local official plan policy shall promote and include provisions for recovery of these resources wherever feasible. Policy should direct that a development proponent would be responsible for the "study" to determine (a) feasibility, (b) greater public good and (c) public health and safety.



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6.3.4 Development of mineral aggregate resources will incorporate buffer zones and rehabilitation plans. The rehabilitation of a site does not automatically mean that the site can be redeveloped as it is an offense to disturb rehabilitation work that has been carried out.

6.3.5 Active mineral aggregate extractive uses are considered to be Class III industrial uses. The potential influence area for Class III industries is 1000 metres and the required setback from the property line is 300 metres. Where development or site alteration is proposed adjacent to bedrock deposits and sand and gravel pits, the area of influence is 1000 metres, unless appropriate studies are conducted which show the actual influence area to be less than the 1000 metres potential area.

6.3.6 To ensure consistency with policies related to Mineral Aggregate Resources under the Provincial Policy Statement the following policies shall be included in local official plans:

- a) primary and secondary sand and gravel resources are protected by OP policies and are depicted on a land use schedule.
- b) diabase bedrock deposits are appropriately protected by OP policies and are depicted on a land use schedule.
- c) legally existing pits and quarries are protected by OP policies and are depicted on a land use schedule.
- d) policy shall not permit incompatible land uses and activities both on site and adjacent to existing pits or quarries and significant mineral aggregate deposits.

The following criteria shall be included in local official plans to guide Council in determining if new non-aggregate related structural development/activities in areas of, or adjacent to, aggregate deposits would be appropriate:

- a) resource use or extraction would not be feasible; or
- b) the proposed land use or development serves a greater long term public interest; and,
- c) issues of public health, public safety and environmental impact are addressed.

A proponent of development in aggregate reserves or adjacent lands are to prepare a study to address each of the above criteria before making application to change a land use.



6.3.7 Wayside pits shall be permitted in local official plans on both public and private roads for the purpose of road construction and maintenance. Criteria for the development, use and rehabilitation of all wayside pits will be set out in local official plans. Portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted to locate in all land use designations except areas of existing development or environmental sensitivity without the need for an amendment to the County Official Plan or local official plans and/or zoning bylaws.

6.3.8 The County of Haliburton contains many unique minerals. Mineral deposits and mining operations shall be protected for future use. General deposit locations are shown on Schedule H to this plan. Local official plans shall identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted.

6.3.9 Sites of previous mining activity or previous mineral aggregate extraction within Haliburton County may present hazards to public health and safety. Local official plans should identify and designate these sites. Development within 1000 metres of such sites will be permitted only if it is proven that the hazard does not affect the development property or has been successfully remediated where the hazard is on the property. Remediation must be completed to the satisfaction of the Ministry of Natural Resources and Forestry if the hazard resulted from aggregate extraction or to the Ministry of Northern Development and Mines if the hazard resulted from mining activity.

6.3.10 Where development is proposed on or within 1 kilometre of sites identified as mine hazards on the land use schedules, an acceptable engineering report that provides for rehabilitation and stabilization of the mine workings to permit the proposed development to be constructed safely or verification that the proposed development is unaffected by such workings shall be submitted as part of the application for development. The Ministry of Northern Development and Mines will work with proponents to refine development setbacks and to assess the need for additional geotechnical studies. Prior to undertaking any report or pre-consultation related to development in these areas, the proponent is to contact the Ministry of Northern Development and Mines as they are best able to advise what is required related to specific sites.

6.3.11 In partnership with County and local municipalities, forestry operators will develop an inventory of forest resources.



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6.3.12 Forestry operators will undertake sustainable approaches and are encouraged to develop sustainable forestry plans.

6.3.12.1 County Council may identify advisory bodies to act on sustainable forestry.

6.3.13 The County and local municipalities will investigate the development of a strategy to regulate bulk water extraction and shipment.

6.3.14 Crown lands are a significant resource for the County and local municipalities. The policies in this Official Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and local municipalities. Local official plans will contain policies to address the conversion of Crown lands to private ownership and use. Conversion will not require an amendment to the County Official Plan but change of use following disposition may require an amendment to the local official plan and/or zoning by-law.



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## 7. GENERAL POLICIES

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### 7.1 Introduction

The following policies apply to all lands and all applications under the Planning Act and Condominium Act within the County of Haliburton.

The County shall encourage the local official plans to address the conversion of seasonal residential dwellings to year-round residences and shall provide provisions accordingly.

### 7.2 Aboriginal Consultation

The County and the local municipalities will work to ensure interested aboriginal consultation occurs as appropriate and as required for applications and decisions made under the Planning Act and the Condominium Act.

7.2.1 The County and local municipalities shall ensure that all of the following policies are implemented as part of the land use planning process so that the Algonquins of Ontario:

- a) receive Notice and be circulated on any update to this Official Plan undertaken as per section 26 of the Planning Act or any new official plan document created under section 17 of the Planning Act;
- b) are consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;
- c) are consulted prior to the County's approval of any site specific Official Plan Amendment where a Stage 2 Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered;
- d) are notified of burial sites or remains considered to be of potential aboriginal origin;
- e) are consulted on any Archaeological Studies related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified; and
- f) are consulted and provided the opportunity for input on any Stage 2 Archaeological Assessment Report that indicates areas of historical interest or potential for encountering aboriginal artifacts.



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## 7.3 Water Services

7.3.1 Municipal water services are available in specific locations within the County of Haliburton (see Schedule C). Municipal water services are the preferred form of servicing for all new developments.

7.3.2 Within the County of Haliburton where municipal water services are not available all development shall be serviced with private communal or individual on-site water systems. The construction of these systems must comply with the following policies:

- a) All new wells must be drilled by a Licensed Well Driller, in accordance with Ontario Regulation 903 and the Ontario Water Resources Act. (Available at the local municipal office);
- b) Development applications proposing more than 5 lots or dwelling units must be accompanied by a hydrogeological report which assesses both water quality and quantity. The report must be prepared by a qualified professional and will be assessed with the Ministry of Environment and Climate Change's D Series Guidelines;
- c) Private wells designed to draw more than 10,000 litres of water per day will require a Certificate of Approval from the Ministry of the Environment and Climate Change;
- d) Private wells designed to draw more than 50,000 litres of water per day will require a 'Permit to Take Water', under the Ontario Water Resources Act; and
- e) Uses which have an average daily flow greater than 4 500 litres per day shall adhere to the Ministry of the Environment and Climate Change's guideline "Incorporation of the Reasonable Use Concept into Groundwater Management Activities".

## 7.4 Sewage Services

7.4.1 Municipal sewage services are available in specific locations within the County of Haliburton (see Schedule C). Municipal sewage services are the preferred form of servicing for all new developments.

7.4.2 Within the County of Haliburton where municipal sewage services are not available, all development shall be serviced with private communal or individual on-site sewage systems. New private communal systems and associated new development will require an amendment to the official plan of the local municipality. Local municipalities may also require appropriate



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agreements regarding control, maintenance and service of communal sewage systems.

7.4.3 Individual on-site sewage systems are privately owned and maintained. The construction of these systems must comply with the following policies:

- a) site conditions (soils, slopes) are suitable for the long-term provision of such services with no negative impacts;
- b) there is confirmation of sufficient reserve sewage system capacity. This includes the treatment capacity for hauled sewage from private communal and individual on-site sewage systems;
- c) sewage system approval is granted for a class 4 system; and
- d) the sewage system is built in compliance with the Ontario Building Code.

## 7.5 Community Hubs

7.5.1 The County of Haliburton supports and encourages lands, buildings and structures to be utilized to their fullest potential for the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to co-locate creating 'Community Hubs'.

7.5.2 The co-ordination of these co-located services may occur throughout the County, between two or more municipalities and/or between multiple organizations or programs.

7.5.3 The adaptation of existing public properties, underutilized buildings and grounds will provide economic and social benefits to the County and local municipalities.

7.5.4 Community Hubs are intended to make services accessible and timely, and foster community identity and integrated service delivery. It is also intended that the use and development of public properties will increase local service capacity within the County and each local municipality.

7.5.5 Community Hubs may offer school-community partnerships, respond to local service or recreational needs, provide more efficient and sustainable services, provide improved access to services and provide a positive social return on the investment to the community.

7.5.6 The County and local municipal councils will work together to identify appropriate locations for Community Hub facilities. Community Hubs may





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include the use of schools, a neighbourhood centre, an early learning centre, an elderly persons centre, a community health centre, a government building, a place of worship and other public spaces. Community hubs may also be of a virtual nature not limited to a building or physical space. Each local municipal official plan shall contain policies specific to community hubs.

## **7.6 Cultural Heritage and Archaeology**

Within the County of Haliburton, cultural heritage assets are important in establishing a sense of place and identity, by conveying the activities and processes that have shaped our communities. Archaeological heritage resources may include the remains of any building, structure, activity, place, or cultural feature or object, which, because of the passage of time, are on or below the surface of land or water. Archaeological heritage resources are significant in the understanding of the history of a people or place. The Ontario Heritage Act is the legislative tool with which municipalities in Ontario can identify and preserve historic buildings, districts and archaeological sites. The Act sets out a prescribed process and criteria for designations, as well as the decision framework for the alteration and demolition of designated properties.

7.6.1 Significant built heritage resources, cultural heritage landscapes and archaeological resources will be preserved. These sites will include: cultural heritage resources recognized or designated by federal and provincial agencies or local municipalities and, archaeological remains of prehistoric and historic habitation or areas containing archaeological potential. In cooperation with the local municipalities, a cultural heritage information base will be established and maintained.

7.6.2 Where development is proposed on archaeological sites or areas of archaeological potential an archaeological assessment shall be undertaken prior to development.

7.6.3 Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential.

7.6.4 Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Tourism, Culture and Sport, as well as the terms and conditions of an archaeological license under the Ontario Heritage Act.



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7.6.5 Development or site alteration on archaeological sites or areas of *archaeological potential* is permitted only if the *significant archaeological resources* have been assessed, conserved by preservation in situ or removal and documented. Where archaeological resources must be preserved in situ, only development and site alterations which maintain the heritage integrity of the site will be permitted. Any alterations to known archaeological sites shall only be performed by licensed archaeologists as per Section 48 of the Ontario Heritage Act.

7.6.6 Development proposed on or adjacent to a protected heritage property is only permitted if a heritage impact assessment has been completed and it has been shown that the heritage attributes of the heritage property have been conserved.

7.6.7 The County of Haliburton is committed to protecting identified cultural heritage resources within its ownership and whenever it undertakes public works projects.

7.6.8 The County of Haliburton supports heritage conservation efforts and heritage designations identified by the local municipality.

7.6.9 Local municipalities are encouraged to include cultural heritage policies in their official plans and to identify heritage resources, under the Ontario Heritage Act.

7.6.10 When an identified and marked or unmarked cemetery is affected by land-use development, the provisions under the Ontario Heritage Act and the Cemeteries Act shall apply, as determined through consultation with the appropriate government agencies, including the Ministry of Tourism, Culture and Sport and the Cemetery Regulations Unit of the Ministry of Small Business and Consumer Services.

7.6.11 The County in reviewing applications for development or site alteration shall screen properties using the Ministry of Tourism, Culture and Sport “Criteria for Determining Archaeological Potential: A Checklist for the Non-Specialist”. Local municipal official plans shall also include archaeological screening criteria policies.

7.6.12 The County shall implement policies and procedures outlining how screening criteria is applied.



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7.6.13 Where archaeological resources are identified on site, a site specific assessment and mitigation of development plan may be required as determined by the Ontario Ministry of Tourism, Culture and Sport. All archaeological reports shall be submitted to the County of Haliburton concurrent with their submission to the Ministry of Tourism, Culture and Sport.

7.6.14 Where deeply buried archaeological materials are found on the property during any development or site alteration activities the Ontario Ministry of Tourism, Culture and Sport should be contacted immediately (416.314.7143).

7.6.15 In the event that human remains are encountered during development or site alteration activities, the proponent should immediately contact the Ministry of Tourism, Culture and Sport and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).

7.6.16 In considering applications for waterfront development the approval authority will ensure that cultural heritage resources, both on the shore and in the water, are not adversely affected and will require mitigation of negative impacts on these resources.

## 7.7 Industrial Land Uses

Industrial uses may be permitted to develop within the County of Haliburton, to insure an appropriate range and mix of land uses to meet projected needs. Industrial uses may have an impact on adjacent land uses.

7.7.1 The Ministry of the Environment and Climate Change Guideline D-6, 'Compatibility Between Industrial Facilities and Sensitive Land Uses' shall be used as the basis for studies to evaluate the impacts of industrial uses on sensitive uses within the prescribed influence areas for the three industrial classifications, listed below, and to determine what setbacks and mitigation measures are required.

7.7.2 Industrial classifications and their respective minimum distance separations are as follows:

*Class I Industrial:* Identifies manufacturing or processing operations where emissions or outputs are zero to negligible. There is no outside storage and there is a self-contained process with zero to low probability of fugitive emissions. Distance separation for this "light



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industrial" classification is 60 m (196.8 ft.), 20 m (65.6 ft.) from the property boundary of the industrial use.

*Class II Industrial:* Identifies industries with substantial variations in industrial processes and therefore emissions e.g., noise, vibration, odour, particulate and gaseous discharges or combinations may be anticipated. Distance separation is 300 m (984 ft.), 70 m (229.6 ft.) for this classification of "medium industrial" from the property boundary of the industrial use.

*Class III Industrial:* Describes heavy industries e.g., refineries, pulp and paper mill etc. where a separation distance of 1,000 m (3,280 ft.) 300 m (984 ft.) applies from the property boundary of the industrial use.

## **7.8 Waste Management**

7.8.1 The County and local municipalities support the creation of a waste management strategy to address issues related to the disposal of solid wastes, septage and road snow wastes. This strategy may also address: recycling, reuse, compost, site closures and the development of plans and adequate financial reserves for perpetual care.

7.8.2 Individual waste management sites are identified on Schedule C and shall be identified in the local official plans.

7.8.3 County and local official plans shall ensure that waste management systems are provided that are of an appropriate size and type to accommodate present and future requirements, and will be located and designed in accordance with provincial legislation.

7.8.4 An area of influence shall be identified around all waste management sites. This area of influence shall be 500 metres from the boundaries of the lands containing waste, unless otherwise delineated on a municipal land use schedule following consultation with the Ministry of Environment and Climate Change.

7.8.5 The development of new uses or new or enlarged buildings or structures within an assessment area of approximately 500 metres from the boundary of a fill area of an open or closed landfill site, may be permitted provided an assessment is completed to determine:



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- a) the impact of any potential methane gas migration;
  - b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
  - c) potential traffic impacts;
  - d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
  - e) the impact of the proposed use on leachate migration from the landfill site.

7.8.6 The studies required to support a development application within the assessment area shall be prepared by a qualified professional and may be scoped based on the type and/or scale of the development proposed.

7.8.7 In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration. It is the applicant/owners' responsibility under the Ministry of Environment and Climate Change S46 Guideline to provide the municipality with a report assessing from a qualified professional, that the development can be located within the 500 metre buffer of the landfill site.

7.8.8 All local official plans shall contain policies which describe enhanced review requirements for development proposals within a waste management site's area of influence.

## **7.9 Roads - Transportation**

The purpose of this section is to provide policy that protects and maintains a functional transportation system throughout the County.

7.9.1 The transportation system within the County includes local municipal roads, County Roads, Provincial Highways (Schedule M), recreation trails and all private and resource access roads.

7.9.1.1 The County's transportation objectives are:

- a) to ensure a safe, convenient, and efficient transportation system for all persons and goods consistent with the economic, cultural and environmental goals of the County;
- b) to encourage the maintenance, improvement and development of a variety of transportation modes and facilities and to promote transportation corridors as multiple-use rights-of-way;



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- c) to protect corridors, roads and rights-of-way, recreation trails, and infrastructure for future use; and
  - d) to ensure that County roads serve as collector or arterial roads which carry traffic from the local road system to Provincial Highways.

7.9.1.2 In a rural county with many dispersed communities transportation systems are important. To properly plan for its road system the County will continue to keep a current road needs study and asset management plan.

7.9.1.3 The County and local municipalities will work together and with our neighbours to ensure connectivity within and between transportations systems. Where possible the County and local municipalities will work to improve connections, signage, and efficiencies such as ridesharing where car or van-pooling is an efficient option for commuters.

7.9.1.4 All transportation systems shall be considered and integrated during the land use planning process. Consideration will be given to the promotion of land uses and development patterns which maximize the use of existing transportation systems and minimize the length and number of vehicle trips.

7.9.1.5 Local official plans shall include policies specific to maintaining a built environment that supports the use of accessible transportation types and services. Policies shall include, but not be limited to, policies related to curb cuts, accessible parking standards and, where available through the land use planning process, accessible site plan development.

7.9.1.6 There is no commitment or requirement for any public authority to maintain an open, but presently undeveloped, road allowance. Development and maintenance of roads will be at the discretion of the appropriate road authority.

7.9.1.7 Development may be permitted abutting or immediately adjacent to a public road where approvals have been or may be obtained from the road authority having jurisdiction. Prior to issuing a building permit on lands abutting or immediately adjacent to a Provincial Highway or County road, a local Municipality shall ensure that any permits required from the relevant road authority have been obtained.

7.9.1.8 All Provincial highways shall be shown on all land use schedules in the County and local official plans, and identified accordingly in the legend.



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## 7.9.2 Provincial Highways

7.9.2.1 In addition to applicable municipal requirements, development adjacent to or impacting on Provincial Highways requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained. Conditions of development may include but are not limited to:

- i. increased building setbacks;
- ii. 0.3 metre reserves;
- iii. closing multiple entrances;
- iv. increased frontages;
- v. improvements to provincial and other roads; and
- vi. reverse frontage lots.

7.9.2.2 Wherever feasible, road access to a proposed subdivision or development will be from an adequate existing municipal travelled public road, rather than directly from a Provincial Highway and the layout of the subdivision shall be designed such that the lots back onto the provincial highway.

7.9.2.3 Applicants for new development and site alteration shall pre-consult with the Ministry of Transportation to ensure the integration of provincial planning initiatives with municipal transportation planning. Pre-consultation comments from the Ministry of Transportation will be required as part of a complete application.

7.9.2.4 Areas in the municipality identified as future development areas located adjacent to a provincial highway or interchange/intersection within the Ministry of Transportation permit control area will be subject to the Ministry of Transportation's policies, standards and requirements. Direct access will be prohibited.



7.9.2.5 The following table summarizes the Ministry of Transportation’s permit control area under the Public Transportation and Highway Improvement Act:

An MTO permit is required if you want to ...	Within this distance ...
Place a building, structure, entrance or any road	45 m of the limit of any highway
Place a sign	400 m of the limit of the highway
Change the use of land in a way that will generate large amounts of traffic All roads are considered to be large traffic generators.	800 m of the limit of the highway

7.9.2.6 Any new proposed access connection (e.g. public road or signalized intersection) located on a municipal crossroad and within 800 m of a provincial highway intersection shall meet the Ministry of Transportation’s access management practices and principles.

7.9.2.7 Local municipalities are encouraged to include official plan policies that ensure that outdoor storage and loading areas are visually screened or appropriately located and are not visible to the travelling public.

7.9.2.8 Home Occupation/Industry businesses located on provincial highways require the approval of the Ministry of Transportation. The Ministry of Transportation will require that the property owner obtain an entrance and sign permit. As a condition of these permits, the Ministry of Transportation will require the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the Home Occupation/Industry business. In addition, the Ministry of Transportation would not support a future severance where a property owner wishes to separate the business from the property and therefore would require a new entrance from the highway for the new lot of record.

7.9.2.9 Only those land uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to and in close proximity to the Ministry of Transportation patrol yards.





7.9.2.10 Wind turbines shall be setback a minimum distance measured from the limit of the Ministry of Transportation highway property line, equal to the distance of the height of the wind turbine structure plus the length of one blade.

### 7.9.3 County Roads

7.9.3.1 All County roads are controlled access highways and an entrance permit shall be required for all access points in accordance with the County entrance by-law.

7.9.3.2 Development adjacent to or impacting on County Roads may be subject to conditions in order that the long term function of the road is maintained. Conditions may include but are not limited to:

- a) increased building setback;
- b) closing multiple entrances;
- c) increased frontages; and
- d) improvements to County and other roads.

7.9.3.3 Where road improvements are required as a result of a proposed development, the cost of such improvements shall be borne by the developer.

7.9.3.4 Existing lots of record not possessing an approved entrance or permit may be considered for an entrance permit if the proposed entrance complies with minimum standards identified in the County entrance by-law.

7.9.3.5 The County may acquire or require dedication of road allowance widths sufficient to meet Ministry of Transportation and County design criteria.

7.9.3.6 There are three classifications of County roads as identified below:

Class A Roadways are County roads which:

- Have a speed limit of 80 km/h;
- Connect major communities to each other or to Provincial Highways; and
- Are constructed to standards which should be protected in order to preserve the primary function of the efficient movement of traffic.

All new lots that front on Class A roads shall require a minimum frontage of 150m.



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Class B Roadways are County roads which:

- May have speed limits of less than 80 km/h due to road conditions but may be upgraded to 80 km/h as funds permit road construction;
- Are intended to provide equally to connect rural areas to communities and provide access to abutting lands and other local roadways; and
- Are constructed to standards which should be protected in order to preserve the primary function of the efficient movement of traffic.

All new lots that front on Class B roads shall require a minimum frontage of 135m. In exceptional cases lots may be created with lesser lot frontage where the lot is in character with existing lots in the immediate vicinity, the lot meets road entrance requirements, and the long term function of the road is not adversely affected.

Class C Roadways are County roads which:

- Have a speed limit of less than 80 km/h;
- Are located within communities and more built up areas; and
- Are intended to provide equally to connect rural areas to communities and provide access to abutting lands and other local roadways.

Lots fronting on Class C roadways exhibit lot frontages detailed in local documentation and are in character with lots in the immediate vicinity.

These County road classifications are depicted on Schedule M of this official plan.

#### **7.9.4 Local Municipal Roads**

7.9.4.1 Local Municipal Roads are owned and maintained by the local municipality on a year round or seasonal basis (identified in their official plan).

7.9.4.2 The local municipal road network provides access to abutting properties and connects the abutting land uses to the Provincial Highway and County Roads systems.



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7.9.4.3 New public roads must be designed by a qualified professional to a standard that is acceptable to the Township. The design of the roadway must consider drainage impacts upon abutting lands.

7.9.4.4 Development adjacent to local municipal roads is subject to conditions imposed by the local municipality. These conditions may include but not be limited to:

- a) Increased building setbacks;
- b) Closing multiple entrances; and
- c) Increased frontages.

7.9.4.5 Local municipalities are encouraged to classify their road system and protect the function of same through appropriate land use and other controls.

### **7.9.5 Private Roads**

7.9.5.1 Private roads are roads that are not owned nor maintained by the Province, County or local municipality.

7.9.5.2 Private roads may service existing seasonal or resource based recreational uses.

7.9.5.3 New development along these roads will not be permitted except in accordance with policy sections 7.15 and 7.9.5.

7.9.5.4 The County and local municipalities accept no responsibility or liability pertaining to access by the public, school boards, first response, police, or fire protection along a private road.

7.9.5.5 There is no commitment or requirement by any public authority to assume responsibility for ownership or maintenance of any private road.

### **7.9.6 Resource Access Roads**

7.9.6.1 These roads are constructed to provide access to the area's natural resource base.

7.9.6.2 Resource access roads' primary function is to provide access to remote locations within the County to support primary industries and resource extraction. Some of these roads are opened, owned and maintained by the Province of Ontario.



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7.9.6.3 They may provide access to resource based recreational development based on Provincial Ministry approval. New development of these roads is not be the principle means of access for non-resource related development as the Province reserves the right to remove access by the public.

7.9.6.4 In accordance with the Ministry of Environment and Climate Change's latest noise guideline (currently NPC-300), applications for new development and site alteration may be required.

### **7.9.7 Active - Transportation**

7.9.7.1 The County recognizes that walking and cycling are popular recreational activities and provide a means of purposeful transportation that is affordable and accessible for most of the population. There are numerous human health, community and environmental benefits to integrating active transportation into our communities.

7.9.7.2 The County will encourage the maintenance of existing recreational trails and the establishment of new recreational trails within the context of a year-round recreational community, in a manner consistent with the preservation of the natural environment.

7.9.7.3 Proposals for snowmobiles or trail crossings of provincial highways will require the prior approval of Ministry of Transportation. Trails running along a Ministry of Transportation right-of-way are not permitted.

7.9.7.3 The County will consider acquiring land to facilitate recreational trail connections and encourage the development of recreational trails which connect local municipalities.

7.9.7.4 A Cycling Master Plan (July 2008), completed by the Haliburton Highlands Cycling Coalition, sets out a 20-year vision for promoting safe and enjoyable cycling in the County. The local official plans are encouraged to have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations made in the Cycling Master Plan, where economically feasible. This is particularly important given the cross boundary nature of cycling routes in the County which connect various municipalities.

7.9.7.5 The County will have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations on County roads, taking into consideration economic feasibility and land ownership of the road allowance.



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7.9.7.6 The County supports efforts of the Area Municipalities to complete local Active Transportation Strategies.

### **7.9.8 Airports**

7.9.8.1 Airports are federally licensed establishments for the landing of aircraft and can include land or water based facilities.

7.9.8.2 The County recognizes that there is a municipal airport within the County.

7.9.8.3 Noise Exposure Forecast (NEF) and Noise Exposure Projections (NEP) mapping shall form the basis of planning decisions related to land development adjacent to airports within the County.

7.9.8.4 Appropriate buffers should be provided between airports and sensitive land uses to prevent adverse impacts relating to noise, odour, etc. Airport operations will be protected from encroachment that may impede airport operations.

7.9.8.5 When planning for land uses in the vicinity of the airport(s) the long term operation, expansion and economic role of the airport shall be protected.

7.9.8.5 Local official plans shall include policies to protect airport(s) within their boundaries including, but not limited to:

- a) prohibiting new residential development and other sensitive land uses in areas near airports;
- b) considering redevelopment of existing residential and other sensitive land uses in areas near the airport(s) only if it has been demonstrated that there will be no negative impacts on the long term function of the airport; and
- c) discouraging new land uses which may cause potential aviation safety hazards.

### **7.10 Economic Development**

7.10.1 The County strongly supports the pursuit of economic activity that maintains or enhances the quality of life and balances the community, environment, governance and social issues. Economic development in the County of Haliburton is currently driven by compatible recreational and tourism activities, particularly those oriented around waterfront development.



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In an effort to recognize the importance of these and emerging economic generators, a long-term planning framework should be employed to ensure their sustainability, including: optimizing land, resources, infrastructure and public service facilities; maintaining and enhancing the vitality of downtowns; and providing opportunities for sustainable tourism development.

7.10.2 To ensure and encourage long term economic prosperity for the County and the local municipalities opportunities for economic development and community investment readiness shall be promoted at both the County and local municipal councils.

7.10.3 Consideration for securing long term economic prosperity shall include, but not be limited to:

- a) the development of Community Improvement Plans;
- b) identifying and designating Employment Lands;
- c) maintaining and monitoring the availability of land which is designated and zoned for future development;
- d) ensuring that County and municipal infrastructure, transportation systems, distribution systems and public service facilities are optimized, maintained and have capacity available for future development needs;
- e) attracting, supporting and directing new commercial and industrial development to the settlement areas;
- f) supporting and promoting County Tourism and associated businesses and providing opportunities for sustainable tourism development;
- g) promoting the redevelopment of brownfield sites;
- h) supporting and providing opportunities to support local food and agriculture;
- i) promoting and protecting agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts; and
- j) encouraging and supporting efficient and coordinated communications and telecommunications infrastructure.

7.10.4 Economic development plans and proposals shall encourage sustainability.

7.10.5 The County of Haliburton recognizes the number and variations of potential economic development projects and programs. The County supports keeping economic development initiatives local. This localization means that goods and services are produced at the local level, reducing dependency on large urban centers. Localization will help our communities adapt to rising fuel



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costs and climate change. Local economic development initiatives will increase the County's self-reliance.

7.10.6 These policies directly respond to the economic development needs of the County of Haliburton and outline practical supportive policies, which will occur in partnership between the County and local municipalities. Through local collaboration and a shared commitment among all stakeholders, the economic development policies of this plan will support all of the County of Haliburton as it continues down the path to a sustainable and vibrant future.

7.10.7 County Council shall encourage the preparation of Community Improvement Plans and associated policies and programs at the local level to encourage redevelopment.

7.10.8 Local municipalities shall maintain the well-being of downtown areas and main streets, and plan to meet the needs of pedestrians.

7.10.9 Community improvement initiatives may include construction, energy efficiency, accessibility, affordable housing and the cleanup of brownfield lands and/or buildings.

7.10.10 Local official plans are encouraged to designate, as part of an appendix or map, Community Improvement Project Areas to identify areas to which Community Improvement Plan policies apply. Opportunities for intensification and redevelopment will be promoted in these areas.

7.10.11 To support community revitalization and economic development investments local municipalities may utilize multiple plans.

7.10.12 Local Councils may collaborate with other public agencies to seek additional investment opportunities in a designated CIP area.

7.10.13 County Council is a prescribed municipality for the purposes of Section 28 of the Planning Act.

## **7.11 Energy Supply**

7.11.1 A renewable energy source is one that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy and geothermal energy. A renewable energy system is one that generates electricity, heat and/or cooling from a renewable energy source.



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7.11.2 The County and the local municipalities may provide opportunities for the development of renewable energy systems and participate in the process of identifying where these projects are geographically feasible.

7.11.3 Each local municipality may create a process where proposals for renewable energy systems will be reviewed and commented on by the local municipal council. This process of renewable energy proposal review is intended to allow the local council to be provided with information related to the renewable energy system, ask questions of the applicant and provide guidance specific to their local municipality.

7.11.4 The local municipality may charge a fee and require a public meeting for the purpose of providing municipal comments as part of the agency review process.

## **7.12 Accessibility**

7.12.1 Accessibility shall be improved for persons with disabilities and older adults by removing and/or preventing land use barriers which restrict full participation in society.

7.12.2 Local official plans shall consider improved accessibility in the municipal review of development applications.

7.12.3 Local official plans are encouraged to include accessibility policies in accordance with The Ontarians with Disabilities Act, 2001 and Accessibility for Ontarians with Disabilities Act, 2005.

7.12.4 The County, in reviewing applications under the Planning Act and Condominium Act, will have regard for accessibility for persons with disabilities to all facilities, services and matters to which these Acts apply.

7.12.5 The County, in reviewing applications under the Planning Act and Condominium Act, will identify, prevent and remove land use barriers which may restrict full participation in society for persons with disabilities and older persons.

## **7.13 Other Information or Material**

7.13.1 Local official plans may contain policies regarding other information or material that the local Council considers it may need to review development applications.





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## 7.14 Pre-consultation

7.14.1 The County is the approval authority for local official plans, official plan amendments, consents, validation and plans of subdivision/condominium. The County shall require applicants to consult with the County before submitting an application under the Planning Act or Condominium Act and may, by by-law, require applicants to consult with the County prior to application submittal.

7.14.2 The County of Haliburton shall require that the applicant complete a pre-consultation with the local municipality for all development applications for which the County is the approval authority. Pre-consultation shall be required for both severance applications which result in a new lot, reconfiguration of the lot lines and plans of subdivision/condominium. Pre-consultation with the local municipality shall be evidenced by written comments from the municipality. A copy of the written local municipal pre-consultation comments shall be included as part of a complete application.

7.14.3 The County of Haliburton requires all applications for development and site alteration to be screened using the Ministry of Natural Resources and Forestry generalized wildland fire assessment spatial data. This screening will be completed at the County through a process approved by the province and outlined by a formalized procedural manual.

## 7.15 Land Division

7.15.1 The preferred method of dividing land is through plans of subdivision.

7.15.2 Land division by consent may be appropriate under certain circumstances. Local official plans shall include criteria for the review of consents and a maximum provision that no more than three cumulative new lots (three new lots plus one retained) may be created through the consent process on any conveyable lot. Local official plans may expressly limit new lot creation to less than three cumulative lots.

7.15.3 The criteria for the review of consent applications to ensure the orderly development of the County and local municipalities shall include policies related to servicing, natural heritage features, adequate road access, water quality, drainage, size of parcel, traffic hazards, economic development and natural hazards.

7.15.4 New lot creation will be directed to the settlement areas identified in this Official Plan. The growth management policies and targets shall be reviewed to



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ensure the objectives of this plan are being met as part of the review process for new lot creation by plan of subdivision or consent.

7.15.5 In determining the necessity of lot creation for potential growth, within areas identified as rural, the local municipality and the County shall take into consideration the volume of development ready lots of record within the local municipality and the County.

7.15.6 New lot creation for all uses, except resource based recreational, shall be located on an existing municipal maintained road, unless a private road is developed to service the lands through a plan of condominium or is available to be maintained by a local road association or is a provincial resource access road.

7.15.7 All new development on a private road is required to prove access to a municipal maintained road.

## **7.16 Noise**

7.16.1 Feasibility and/or detailed noise impact studies are recommended and may be required by the land use planning authority to support the development application for a noise sensitive land use proposal.

7.16.2 The feasibility and /or detailed noise impact study is to assess the site layout including the roadways and orientation of the buildings, and consider the zoning of land uses including industrial, commercial, high, low and medium density residential use. The study shall identify to the land use planning authority any potential for conflicting land uses and determine the practicality and economic feasibility of physical noise control measures, in conjunction with the selected site design. The study shall include direction on the need for additional detailed studies and provide direction on when the required noise control measures are to be implemented. In situations where the feasibility study demonstrates that the proposal is feasible, detailed studies may be requested by the land use planning authority. For example, the land use planning authority may request detailed studies as a condition of development approval.

7.16.3 Noise impact studies should be prepared by qualified individuals with experience in environmental acoustics.

7.16.4 In the case of multiple transportation noise sources:



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- a) the outdoor noise impact due to aircraft should be established separately from the impact due to road traffic; and
  - b) the indoor noise impact should be assessed separately for road and aircraft noise. The indoor noise control measures that are suitable for the multiple source impact should then be defined by a combined acoustical insulation parameter that is evaluated by combining the acoustical insulation parameters determined for each of the sources, on a logarithmic (energy) basis.

7.16.5 It should be noted that in addition to the sound level limits contained in Ministry of Environment and Climate Change NPC 300 guidelines, the feasibility of a proposed noise sensitive land use development is also subject to the Ministry of Environment and Climate Change D-Series Guidelines, particularly if emissions other than noise are involved.

7.16.6 The use of warning clauses or easements in respect of noise are recommended when circumstances warrant. Noise warning clauses may be used to warn of potential annoyance due to an existing source of noise and/or to warn of excesses above the sound level limits. Direction on the use of warning clauses should be included in agreements that are registered on title to the lands in question.

7.16.7 Detailed Noise Studies where:

- The proposed lands are within 250 m from a provincial highway, or 100 m from the right-of-ways of other roads

Noise Feasibility Studies where:

- The proposed lands are within 50 m from a provincial highway right-of-way



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## 8. IMPLEMENTATION

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The community directions and policies have been developed by groups and individuals from across Haliburton County with a keen interest in the County's future. The implementation of the County of Haliburton Official Plan will occur through various actions by individuals, community groups, businesses and governments, including but not limited to:

### 8.1 Local Municipalities

8.1.1 The County of Haliburton Official Plan provides a policy framework for future action. Detailed development of standards, designations and implementation provisions is to be provided in local official plans and zoning bylaws. It is legislated that all four local municipalities will revise their official plans and zoning bylaws within three years to conform with the County of Haliburton Official Plan.

### 8.2 Community Groups

8.2.1 This Official Plan counts on the continuance of community groups that are active within the County to assist in its implementation. County Council will post updates on its website that will provide information on the implementation of the County of Haliburton Official Plan.

### 8.3 Implementation Projects

8.3.1 The policies and actions section of the Official Plan indicates actions to be carried out. Some of these involve the development and refinement of strategies, others anticipate various inventories, while still others require the development of cooperative approaches. In most, a partnership effort amongst various levels of government, the private sector and community groups is anticipated.

### 8.4 Monitoring and Evaluation

8.4.1 The Official Plan provides both policy and implementation actions. An information, monitoring and evaluation process for both general policy direction and detailed implementation is required.

8.4.2 The County, in partnership with local municipalities, and government agencies, will consult with community groups and the private sector in the development of a monitoring system, where required. This monitoring system will be capable of tracking development to ensure compliance with both County



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and local planning policies. The monitoring system may track the progress of the various implementation projects once they commence.

8.4.3 Based on the information provided by the monitoring system, reports evaluating the development process and various implementation projects will be provided to the various councils and the public.

## **8.5 Conflict Resolution**

8.5.1 The Official Plan contains policies and proposes implementation actions that may be conflict producing. The development of various standards, designing approaches or developing programs of quality assurance inevitably lead to differences of opinion. To facilitate the numerous planning actions anticipated by the Official Plan, the County will establish a facilitation and conflict resolution process to work in conjunction with plan implementation. The purpose of this process is both to improve the quality of action and avoid the use of adversarial or legal approaches to resolving differences.

## **8.6 Inter-Municipal Land Use Planning Decisions**

8.6.1 The County shall ensure a coordinated approach is achieved both at the County and local municipalities when dealing with land use planning decisions which cross municipal boundaries including: growth and development; population; housing and employment; infrastructure and public service facility demands; the management of natural, cultural, and archaeological resources; ecosystems, shoreline and watershed related issues; community hubs; and natural or human-made hazards.

## **8.7 Employment Areas**

8.7.1 The County Official Plan does not designate Employment Areas or Employment Lands.

8.7.2 The local municipalities will be updating their official plans following the approval of this document. Through their updates local municipalities may, where applicable, choose to study and designate employment areas or employment lands.

8.7.3 Once the local official plans are completed the County will review and include policy identifying and designating major employment areas within the County.

8.7.4 Policy will include protection and preservation of existing and future employment lands.



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## 8.8 Development Guidelines

8.8.1 The County will develop appropriate mechanisms with respect to the County's approval authority, including guidelines to direct submissions, processes and decision-making.

8.8.2 As part of the process of developing such mechanisms, and based on the 2014 Growth Management Strategy, the County will assess the suitability of development on the County transportation and other road network (local roads and existing private roads).

8.8.3 The County will update internal policies and procedures related to land use planning processes and decisions.

8.8.4 The County will update all applications where it is the approval authority.

## 8.9 Consents

8.9.1 The approval authority for consent applications is the County of Haliburton, through the County of Haliburton Land Division Committee.

8.9.2 In making decisions on severance applications, the County of Haliburton Land Division Committee will apply the policies of the Provincial Policy Statement in effect, of the County of Haliburton Official Plan and the specific policies of the local official plan within which the application to sever is located. The County of Haliburton Land Division Committee will ensure that all the applicable policies of both official plans are met.

8.9.3 The Land Division Committee will also consider local municipal zoning and comments provided by the local municipality in its decision making process.



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## 9. DEVELOPMENT APPLICATIONS

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### 9.1 General Policies

The County shall request additional information, through pre-consultation, that it needs when considering development proposals or Planning Act applications.

9.1.1 Such information may include but is not limited to any of the following:

- a) Planning Justification Report;
- b) Hydrogeological and Terrain Analysis Report;
- c) Water Supply Assessment;
- d) Groundwater Impact Study;
- e) Surface Water Impact Study;
- f) Storm Water Management Report/Master Drainage Plan;
- g) Environmental Impact Study/Statement;
- h) Environmental Site Audit/Assessment;
- i) Flood Plain Management/Slope Stability Report;
- j) Lake Capacity Study;
- k) Boat Capacity Study;
- l) Transportation/Traffic Impact Study;
- m) Municipal Servicing Capacity Reports;
- n) Servicing Options Report;
- o) Archaeological Assessment;
- p) Natural Heritage Evaluation;
- q) Noise/Dust/Vibration Study;
- r) Agricultural Soils Assessment Study;
- s) Market Study;
- t) Concept Plan showing ultimate use of land;
- u) Site Development Plan;
- v) Previous Land Use Inventory;
- w) Noise Exposure Forecast and/or Noise Exposure Projections;
- x) Record of Site Condition; and
- y) Any study identified by the local municipal official plan.

9.1.2 For studies required to support development proposals or *Planning Act* applications under the County's jurisdiction, the County shall:

- a) review the studies and may do so internally or through the use of peer reviewers with the cost of such review at the proponent's expense.



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- b) where appropriate, the County may also consult with a provincial ministry, or any other authority having jurisdiction or expertise.
  - c) compile a comprehensive list of the relevant technical standards and County requirements for the various studies to be peer reviewed. The list shall be provided to the local municipalities for reference and shall be made available to the public.

9.1.3 In reviewing a Site Plan Control application, the County may comment on elements of built form such as sidewalks and buildings. Municipalities shall consider the accessibility for persons with disabilities and older persons when reviewing a development proposal during the Site Plan Control process.

9.1.4 The County shall require Site Plan Control for developments on County roads or in off-site locations that could result in impacts to County roads or infrastructure. Examples are:

- drainage;
- staging areas;
- intersections;
- site lines; and
- separation distances.

9.1.5 Local official plans may identify Site Plan Control areas; any development within these areas would be subject to a Site Plan Control application.

9.1.6 All County roads will be considered for widening for the purposes of Section 41(9) of the *Planning Act*. For any proposal for site plan control, the County may require the proponent to dedicate land for road widening purposes in accordance with the following:

- (i) 15.24 metres (50 feet) from the centreline of a Class 3 County road;
- (ii) 13.11 metres (43 feet) from the centreline of a Class 4 County road;
- (iii) 13.11 metres (43 feet) from the centreline of a Class 5 County road; and
- (iv) a width that may be established as required by an approved Road Needs Study.





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## 9.2 County Official Plan Amendments

9.2.1 In addition to the information and materials required by this Official Plan and under the *Planning Act* and Ontario Regulation 543/06, as amended, the following shall be provided by the applicant at the time of the filing of an application to amend the County Official Plan:

- i) description of the applicant's interest in land (owner, tenant, purchaser);
- ii) identification of the registered land owner, if different from the applicant;
- iii) identification of the agent for the applicant, if any;
- iv) assessment Roll Number;
- v) owner's authorization/consent to apply for an Official Plan Amendment if the owner is not the applicant;
- vi) description and/or sketch of the existing uses, previous uses and complete description (i.e. frontage and depth) of the subject lands;
- vii) description and/or sketch of the existing land uses adjacent to and within 500 metres of the subject lands;
- viii) description and/or sketch of the natural features on the subject lands and within 500 metres of the subject lands;
- ix) detailed outline of the reasons for the Official Plan Amendment and an assessment of alternatives prepared by a qualified professional; and
- x) any applicable processing and peer review fee.

## 9.3 Local Official Plans and Official Plan Amendments

9.3.1 In addition to the information and material required by this Official Plan, under the *Planning Act*, Ontario Regulation 543/06, as amended, and by the local municipality, the County shall request the following:

- i) the application form completed by the local municipality; and
- ii) any applicable processing fee.

## 9.4 Plans of Subdivision/Condominium

9.4.1 In addition to the information and materials required by this Official Plan, under Section 51(17) of the *Planning Act* and Ontario Regulation 544/06, as amended, the following shall be provided by the applicant at the time of the filing of an application for a plan of subdivision/condominium:



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- i) identification of the agent for the applicant, if any;
  - ii) identification of the planner for the applicant;
  - iii) identification of the Ontario Land Surveyor;
  - iv) assessment Roll Number;
  - v) owner's authorization/consent to apply for a plan of subdivision or condominium if the owner is not the applicant;
  - vi) description of the existing and previous uses of the subject and adjacent lands;
  - vii) a copy of the local municipality's written pre-consultation comments;
  - viii) analysis of the Provincial Policy Statement implications and the associated potential information needs;
  - ix) analysis of housing affordability as it relates to permanent dwellings;
  - x) analysis of how the proposed development satisfies the intensification targets of this plan;
  - xi) preliminary Stormwater Management Report; and
  - xii) any studies identified by the local municipality in their official plan.

9.4.2 Applicants for subdivision/condominium approval will be required to supply technical documents prepared by Qualified Persons to address:

- i) the hydrogeological setting and terrain;
- ii) the adequacy and sustainability of proposed water supplies;
- iii) the adequacy and sustainability of proposed septic disposal systems;
- iv) the impact on privately owned water well supplies and septic disposal systems; and
- v) land use planning justification specific to Housing and Growth Management

9.4.3 Each technical document will include a complete evaluation and mitigation analysis for the proposed development, the natural environment and/or the community (as applicable).

9.4.4 The County will make reference to technical standards adopted by Council and provided by the Provincial government.



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## 9.5 Consent Applications

9.5.1 In addition to the information and materials required by this Official Plan, under Section 53 of the *Planning Act* and Ontario Regulation 197/96, as amended, the following shall be provided by the applicant at the time of the filing of a consent application:

- i) identification of the agent for the applicant, if any;
- ii) assessment Roll Number;
- iii) directions to the property;
- iv) information regarding benefitting lands for lot additions;
- v) information related to private road access ownership and maintenance;
- vi) zoning of the subject property;
- vii) description of the existing land uses on the subject lands and within 500 metres of the subject lands;
- viii) description of the natural features on the subject lands and within 500 metres of the subject lands;
- ix) if the application is a re-submission, information related to the previous consent;
- x) owner's authorization/consent to apply for an application for consent if the owner is not the applicant;
- xi) owner's authorization/consent to use and disclose personal information and to allow site visits; and
- xii) any studies identified by the local municipal official plan; and
- xiii) a copy of the local municipality's pre-consultation comments.

## 9.6 Complete Applications

9.6.1 Local municipalities may require additional information or material as part of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision/Condominium, or Severance where there are policies in place in the local official plans related to this material.

9.6.2 An application that is submitted to the County of Haliburton for approval shall include all prescribed information and all information or studies as required by this official plan.

9.6.3 The County of Haliburton may require that the applicant provide any other information or material that it may need to evaluate an application, as outlined in this official plan.



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9.6.3 Until the County of Haliburton has received the information and material required and any fee, the application may be refused and not considered.

9.6.4 Within 30 days after the applicant submits an application and the appropriate fee, the County of Haliburton will notify the applicant that the information and material required have been provided or that they have not been provided. This may be by a formal letter and/or by Notice of Application.

9.6.5 The County reserves the right to return any application in its entirety to the applicant where it has been determined that the application is incomplete.

### **9.7 Lot of Record**

9.7.1 The date for determining an existing lot of record shall be established in the local official plan and shall not be reset at the time of official plan approval.

## 10. CONCLUSION

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The County of Haliburton Official Plan represents a cooperative effort by County residents to chart their future. This was done through various community workshops and forums. The County's first Official Plan and subsequent updates have set a standard for the involvement of the community.

An official plan is not a static document. It needs to be monitored and kept abreast of changing conditions. There will be public input into the planning process and in any policies arising through the implementation projects outlined in Appendix "A". Local municipalities are encouraged to use community based approaches as they update their official plans.