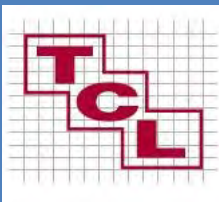


# EAST NIPISSING OFFICIAL PLAN

*January 21, 2021*



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ADOPTION BY-LAW

EAST NIPISSING PLANNING BOARD

BY-LAW No 2021-01


**WHEREAS** Section 18 (3) of the Planning Act, RSO 1990, c. P.13, as amended authorizes the council of a municipality to adopt an official plan as recommended to the municipality by a planning board under Section 18 (1) of the Planning Act; -

**AND WHEREAS** the East Nipissing Planning Board has prepared a new official plan to be recommended for adoption by the Municipality of Calvin, by the Municipality of Mattawan and by the Township of Papineau-Cameron, respectively;

**NOW THEREFORE** the Planning Board of the East Nipissing Planning Area, under section 18(1) of the Planning Act, RSO 1990, as amended, hereby enacts as follows:

1. That the East Nipissing Official Plan consisting of the attached explanatory text, and land use plan schedules attached thereto, is hereby adopted.
2. That the East Nipissing Planning Board recommends the adoption of the East Nipissing Official Plan to the respective Councils of the member municipalities of the East Nipissing Planning Area;
3. That the Secretary-Treasurer is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the East Nipissing Planning Area.
4. That this By-Law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed on the 21 day of January, 2021.



Chair



Secretary-Treasurer

Certified that the above is a true copy of By-Law N° 2021-01 enacted and passed by the Planning Board of the East Nipissing Planning Area on January 21, 2021.



Secretary-Treasurer

**THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON**

**BY-LAW NUMBER 2021-03**

**BEING A BY-LAW TO ADOPT A NEW EAST NIPISSING OFFICIAL PLAN FOR THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON AS PART OF THE EAST NIPISSING PLANNING AREA**

WHEREAS Section 18 (3) of the Planning Act, RSO 1990, c. P.13, as amended authorizes the Council of a municipality to adopt an official plan as recommended to the municipality by a planning board under Section 18 (1) of the Planning Act;

AND WHEREAS the East Nipissing Planning Board's By-Law 2021-01 dated January 21, 2021, has recommended the adoption of a new Official Plan for the East Nipissing Planning Area to the member municipalities of the East Nipissing Planning Area;

NOW THEREFORE The Corporation of The Township of Papineau-Cameron, under section 18(3) of the Planning Act, RSO 1990, as amended, hereby enacts the following:

1. THAT the By-Laws 99-06, 2004-02, 2007-11 adopting the East Nipissing Official Plan as approved by the Minister of Municipal Affairs and Housing on July 11, 2000 and Amendments #1 and #2 thereto are hereby repealed as originally adopted by The Corporation of The Township of Papineau-Cameron.
2. THAT the East Nipissing Official Plan shall be attached hereto as Schedule "A" (together with its schedules) consisting explanatory text, and land use plan schedules, is hereby adopted by The Council of The Corporation of The Township of Papineau-Cameron, and as incorporated herein forms a part hereof of this By-Law.
3. THAT this By-Law shall come into force and take effect on the day of the final passing thereof.
4. THAT this by-law shall become ratified upon the signing thereof.

READ A FIRST, SECOND AND THIRD TIME, ENACTED AND PASSED BEFORE AN OPEN COUNCIL, THIS 9<sup>th</sup> DAY OF **FEBRUARY, 2021**.

  
MAYOR

  
CAO / CLERK-TREASURER

Certified that the above is a true copy of By-Law 2021-03 enacted and passed by The Corporation of The Township of Papineau-Cameron on February 9, 2021.

  
CAO / CLERK-TREASURER



OFFICIAL PLAN ADOPTION BY-LAW

Corporation of the Municipality of Calvin

BY-LAW N<sup>o</sup> 2021-005

**WHEREAS** Section 18 (3) of the Planning Act, RSO 1990, c. P.13, as amended authorizes the council of a municipality to adopt an official plan as recommended to the municipality by a planning board under Section 18 (1) of the Planning Act;

**AND WHEREAS** the East Nipissing Planning Board has recommended the adoption of a new Official Plan for the East Nipissing Planning Area;

**NOW THEREFORE** the Corporation of the Municipality of Calvin, under section 18(3) of the Planning Act, RSO 1990, as amended, hereby enacts as follows:

1. That the by-laws adopting the East Nipissing Official Plan as approved by the Minister of Municipal Affairs and Housing on July 11, 2000 and Amendments # 1 and 2 thereto are hereby repealed as originally adopted by the Corporation of the Municipality of Calvin.
2. That the East Nipissing Official Plan consisting of the attached explanatory text, and land use plan schedules attached thereto, is hereby adopted by the Council of the Corporation of the Municipality of Calvin.
3. That this By-Law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST TIME AND SECOND TIME THIS 9th DAY OF February 2021.

READ A THIRD TIME AND FINALLY BE PASSED THIS 9th DAY OF February 2021.

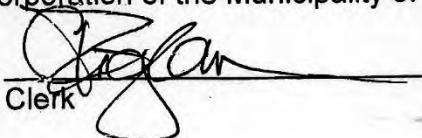


\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk

Certified that the above is a true copy of By-Law N<sup>o</sup> 2021-005 enacted and passed by the Corporation of the Municipality of Calvin on February 10, 2021.



\_\_\_\_\_  
Clerk



ADOPTION BY-LAW

Corporation of the Municipality of Mattawan

BY-LAW N<sup>o</sup> 2021-005

**WHEREAS** Section 18 (3) of the Planning Act, RSO 1990, c. P.13, as amended authorizes the council of a municipality to adopt an official plan as recommended to the municipality by a planning board under Section 18 (1) of the Planning Act;

**AND WHEREAS** the East Nipissing Planning Board has recommended the adoption of a new Official Plan for the East Nipissing Planning Area,

**NOW THEREFORE** the Corporation of the Municipality of Mattawan, under section 18(3) of the Planning Act, RSO 1990, as amended, hereby enacts as follows:

1. That the by-laws adopting the East Nipissing Official Plan as approved by the Minister of Municipal Affairs and Housing on July 11, 2000 and Amendments # 1 and 2 thereto are hereby repealed as originally adopted by the Corporation of the Municipality of Mattawan.
2. That the East Nipissing Official Plan consisting of the attached explanatory text, and land use plan schedules attached thereto, is hereby adopted by the Council of the Corporation of the Municipality of Mattawan.
3. That this By-Law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed on the 11th day of February, 2021.

  
Mayor

  
Clerk

Certified that the above is a true copy of By-Law N<sup>o</sup> 2021-005 enacted and passed by the Corporation of the Municipality of Mattawan on

February 11, 2021.

  
Clerk

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## **GLOSSARY OF TERMS**

MECP	Ministry of the Environment, Conservation and Parks
MDS I	Minimum Distance Separation Formulae I
MDS II	Minimum Distance Formulae II
MNRF	Ministry of Natural Resources and Forestry
MTO	Ministry of Transportation
PPS	Provincial Policy Statement
RSC	Record of Site Condition
TD	Technical Document
TSSA	Technical Standards and Safety Authority

## **FORWARD**

Words in the text of this document shown in *bold italicized* are the words defined in the *Provincial Policy Statement* and those definition shall apply in the interpretation of the policies of this Plan. The definitions are shown in Appendix 1 to this Plan.

The Glossary provides a guide to acronyms or other terms used in this Plan.

Changes to the names of Ministries and agencies and to Statutes may occur from time-to-time; however, the policies are intended to be interpreted in the context of the prevailing authority or legislation in place when a land use decision is made.

Diagrams are used throughout the Plan to make the Plan more user-friendly. Unless otherwise indicated, diagrams do not constitute part of the legal policies of the Plan.



# EAST NIPISSING OFFICIAL PLAN

## 1.0 INTRODUCTION

East Nipissing is an area of legendary beauty and heritage that invites residents and visitors alike to share a vision for enterprise, for adventure and for progress.

With a legacy of more than 10,000 years of indigenous settlement, the planning area lies at the confluence of the Ottawa and Mattawa Rivers, a signature passageway to the fur trade, the CPR rail line and the Trans-Canada Highway. Today the region is a model for rural economic development as an ideal location for business start-up, relocation and expansion characterized by a well-educated bilingual work force, easy access to health care and post-secondary educational facilities, excellent telecommunications, competitive real estate and property tax values and a willingness to thrive and succeed.

The Official Plan establishes a policy framework that builds on a high quality of place for people of all ages and promotes sustainable development, a clean and healthy environment and opportunities for investment and development. The intent of the Plan is to leverage the historical, cultural, economic, rural amenities and natural assets in developing a healthy and resilient community. East Nipissing is well positioned to accommodate new development with a land supply (2016) of some 140 residential building lots on rural and



waterfront properties and 95 ha of employment lands including a 55 ha industrial forest facility. The Rural Policy Area is endowed with an extensive and well maintained road network, utilities, and public services, but also has access to modern health care facilities, post-secondary educational and major retail services within convenient commuting distance (Mattawa, North Bay).

Virtually three quarters of the land base is Crown land and the area is host to a natural resource base of mineral aggregates, *minerals*, farm land and commercial forests which are the basis for a range of resource-based and value-added industries.

The area is home to Samuel de Champlain Provincial Park, Mattawa River Provincial Park, Amable du Fond River Provincial Park, the Eau Claire Gorge Conservation Area, Antoine Park, the Boom Creek Enhanced Conservation Management Area and an entry point to Algonquin Park (Kiosk). The system of parks is enhanced with unlimited trail opportunities for snowmobiling, hiking, ATVs, cycling and other outdoor adventures on the Voyageur Multi-Use Trail System.

New opportunities continue to evolve in the Planning Area with the development of a craft brewery, the rails-to-trails conversion of the CPR line to the Ottawa Valley Recreational Trail connecting the Planning Area to Eastern Ontario, a proposed new Highway 17 alignment and the designation of the Ottawa River as a Canadian Heritage River.

The Plan builds on the changing landscape in East Nipissing influenced by new investment, by retirees returning to their roots along with those aging-in-place, by climate change, and by growing demands for active and healthy lifestyles.



The Plan ascribes to an evolving partnership agreement in recognizing the need to embrace provincial interests, to build on the aspirations of the private sector and to continue to respect and coordinate with the interests of Indigenous communities, notably in the development of the Algonquin Settlement Lands and the conservation of Indigenous cultural history.

The Official Plan which follows has been drafted to address provincial and **local interests but in a format that is 'user friendly'**. Pictures diagrams and flow charts are intended to assist the reader in understanding the policies of the Plan and how they are considered in guiding community development.

The Planning Period for this official plan is intended to be a 25-year time horizon (2021-2046), and in accordance with the Planning Act The Official Plan will be revised no less frequent than 10 years after it comes into effect as a new official plan and every five years thereafter. The Plan has been prepared on the basis of four key components:




### **1.1 Goal of the East Nipissing Official Plan**

To attain a healthy economic base that supports sustainable and orderly community development while conserving the attributes and resources of the rural area.

### **1.2 Objectives Supporting the Goal of the East Nipissing Official Plan**

Objectives designed to achieve the goal for each key component of the official plan are as follows:




## Community Development Objectives

- Ensure well managed sustainable growth and development
- Provide for a range and mix of housing types and rural land uses appropriate for the rural area
- Ensure the efficient use of land
- Provide for necessary *infrastructure*
- Provide for essential *public service facilities*
- Ensure land use compatibility
- Grow and diversify the economic base
- Coordinate land use decisions with the Indigenous community, area Municipalities and other affected parties
- Ensure appropriate public engagement in land use decision making




## Environmental Stewardship Objectives

- Conserve public and private open space
- Recognize provincial parks and conservation reserves
- Promote biodiversity
- Ensure the effective and sustainable management of water resources
- Conserve *natural heritage systems*
- Conserve and restore naturalized shorelines
- Reduce greenhouse gas emissions
- Promote energy efficiency and conservation
- Reduce, recycle and reuse wastes
- Minimize *negative impacts* of sewage and other wastes and land and water
- Rehabilitate *brownfield sites*
- Minimize the *negative impacts* of climate change



Community  
Health and  
Safety  
Objectives

- Promote active and healthy lifestyles
- Promote community design and development which is sensitive to the needs of all generations and those with disabilities
- Ensure safe development from all natural and human-made hazards



Resource  
Management  
Objectives

- Protect mineral and mineral aggregate resources for long-term use
- Conserve agricultural lands for food land production
- Sustain forestry and forest management practices
- Conserve cultural heritage and *archaeological resources*
- Support and create opportunities for the use of renewable energy



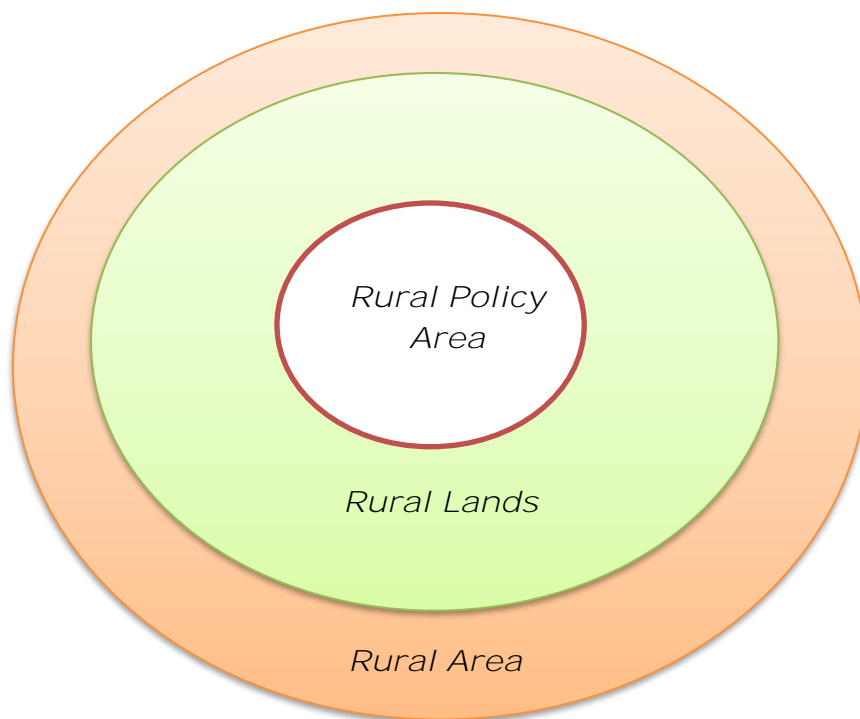
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## 2.0 LAND USE PATTERN

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### 2.1 Land Use Pattern for Growth and Development

The structure for guiding growth and development and the management of resources within the East Nipissing Planning Area is represented in Diagram 1 (see Table 1 for scope of permitted uses).



*Rural Area:*

- coincides with the boundary of the East Nipissing Planning Area
- encompasses *Rural Lands*, *Rural Policy Area*, *natural heritage features and areas* and resource uses

*Rural Lands* encompass the following land systems:

- Crown Land
- Provincial Parks and Conservation Areas
- Lands designated for as Mineral Aggregate Resource
- Lands designated as *Agricultural Resource Lands*
- Lands identified for Mineral Potential
- Waste Management and *Brownfield Sites*
- Lands identified as having Natural and Human Made Hazards
- Natural Heritage Features and Areas

Rural Policy Area encompasses the following land systems:

- Lands designated as the focus of rural growth and settlement
- Lands designated Mobile Home Park
- Lands designated Rural Mixed Use Area

## 2.2 Growth and Development Concept

The intent of the Plan is to plan for a stable population over the planning period (2021-2046). The population of the Planning Area has marginally declined by 120 over the last decade (2006-2016) from 1,813 to 1,693. However, the number of dwellings increased by 80 over the same period. New Housing starts have ranged from 7-11 per year (2011-2015) based on Municipal building permit records and is projected to continue at this rate of growth. The land supply for housing remains constant at about 150 rural residential building lots ranging from 0.4 ha – 2 ha. (See also Section 3.0 – Housing Policies.)

The intent of the Plan is to maintain the rural character of the Planning Area where low density residential development will prevail intermixed with resource based activities, resource-based recreational uses and other rural land uses. Development is intended to occur on large lots (having a minimum 0.8 ha) with large frontages (30 m). The focus of new development in the Rural Policy Area will be infill on vacant lots of record and in areas serviced by existing roads and municipal services.

Waterfront development will continue as a mainstay activity on the Ottawa and Mattawa Rivers and on inland lakes where such development is proven to be sustainable with respect to the biological capacity of a lake, the retention and/or restoration of shorelines and the conservation of the *cultural heritage landscapes* and *archeological resources* in and adjacent to these waterbodies.

The designated *Rural Mixed Use Area* will continue to be the focus for new major commercial and industrial development. Home base businesses will continue to provide local services to residents throughout the Rural Policy Area. Four-season tourist facilities and services are land uses that are location-sensitive for their success and the intent of the plan is to leverage rural amenities and assets to their benefit. The development of the former CPR rail line as a multi-use recreational trail will act as an anchor to potential new tourism development in the Planning Area and will complement an extensive network of existing off-road trails.

The Planning Area will continue to depend on the *public service facilities* in Mattawa and North Bay in meeting the educational, health care and to a lesser extent recreational and social services needed by area residents and businesses. Emergency and protective services will continue to be delivered individually and on a cost-shared basis among area Municipalities.

*Development* will continue to be directed to the existing network of roads whose service levels, life-cycle maintenance and reconstruction is governed by Municipal Asset Management Plans.

Waste Management facilities (Calvin and Papineau-Cameron) are adequate for the life-span of the Plan notably through programs for waste reduction, diversion, and recycling.

A large part of the *Rural Lands* is endowed with natural resources whose extraction or development, including value-added land use activities, support the economic base of East Nipissing. Most of these Rural Lands will remain undeveloped except for these resource and resource-based land use activities. The *Rural Lands* include most of Cameron Township (Concessions 1-20), the south half of Papineau Township (Concessions 1-7), and the western two-thirds of Mattawan Township. In Calvin Township, much of the land north of Highway 17 (Lots 1-27) is Crown Land or Provincial Park land and will also remain undeveloped. Resource based uses include mineral aggregate extraction, forestry and agriculture. Food lands are important to the local economy and agriculture is prevalent throughout the planning area. The intent of the Plan is to conserve agricultural lands over the long-term for agricultural production where development will be focused on farm and farm-related uses. Mineral potential has been identified and such lands could be used for mining development.

The 2016 Agreement-in-Principal between the Algonquin, Canada and Ontario has served to identify candidate lands for transfer to the Indigenous community. These lands are largely within the Rural Policy Area and are recognized for their potential use as protected areas or areas with development potential. The Planning Board and the member Municipalities will work in collaboration with the Algonquin to identify economic development opportunities that will create a strong, diverse economy through development of certain Algonquin Settlement Lands in accordance with applicable planning legislation and regulations.

Servicing of development will be principally by means of *individual on-site water and sewage systems*. No new municipal water or sewer services are anticipated over the life of the Plan (2021-2046).

Incompatible land uses will be separated from other land uses to avoid land use conflicts. *Development* will also be directed away from natural hazards (e.g. flooding, erosion, hazardous forest types) and human-made hazards (e.g. abandoned mine sites, *brownfield sites*) except where the latter are rehabilitated or restored.

## 2.3 Community Development

Table 1 sets out the scope of permitted land uses for Community Development within the East Nipissing Planning Area for the *Rural Area*, for *Rural Lands* and for the Rural Policy Area, respectively. The land use categories and activities are intended to coincide with the Land Use Plan Schedules. Table 1 is to be read in conjunction with the Community Development Criteria and the policies in Section 2.3 in determining where and what type of development may be permitted and the technical requirements and justification.

Various references in this Plan are made to Crown Land (Sections 2.1, 5.3.5, 6.4.4, 7.11 and 7.17); however, the Planning Board and Municipalities have no authority to regulate land use on Crown Land or on First Nation Reserves, but encourage Federal and Provincial governments and agencies to be consistent with the policies of this Plan as it relates to the issuance of tenure, occupational authority and permitted undertakings on Crown Land and Reserves and the disposition of Crown Land for private purposes. Where Crown Lands are proposed to be patented in accordance with applicable legislation and regulations, an official plan amendment may be required to illustrate the lands subject to the policies of a particular land use district. A zoning by-law amendment will be required to recognize the uses or uses proposed for the patented land. In reviewing a zoning by-law amendment, in this context, a Municipality will expect the proponent to conform to other applicable policies in this Plan.

In addition, it is understood that the Algonquins of Ontario will work with the province and the East Nipissing Planning Board and member Municipalities to ensure appropriate and mutually acceptable official plan and zoning designations are in place as former Crown Lands are transferred to Algonquin ownership.

<b>Table 1 – Community Development – Permitted Land Uses and Activities</b>				
	Column 1	Column 2	Column 3	Column 4
	Principal Land Use or Activity	Permitted Land Uses and Activities	Accessory Land Uses and Activities	References
1	<i>Rural Area</i>			
2	<i>Rural Lands</i>	See Rural Lands	See Rural Lands	Table 1, Sections 6-14
3	Rural Policy Area	See Rural Policy Area	See Rural Policy Area	Table 1, Sections 15-26
4	<i>Natural Heritage Features and Areas</i>	<i>Natural Heritage features and Areas including significant wetlands and coastal wetlands, fish habitat, wildlife habitat, habitat of endangered species and threatened species, significant areas of natural and scientific interest</i>	Conservation uses and activities	Sections 4.2 – 4.8
5	Resource Uses	Forestry, <i>Mineral Aggregate Operation</i> , <i>Mineral Mining Operation</i> , Agriculture (See Rural Lands)	See Rural Lands	Table 1, Sections 10-13, and Section 6.1 - 6.5
6	<i>Rural Lands</i>			
7	Crown Land	No jurisdiction: use determined by Crown	No jurisdiction: use determined by Crown	Section 2.1, 2.3, 5.3.5, 6.4.4, 7.11, 7.17



8	Provincial Parks (Samuel de Champlain, Mattawa River, Ottawa River, Algonquin, Amable du Fond, Boom Creek Conservation Reserve)	No jurisdiction: use determined by Crown	No jurisdiction: use determined by Crown	
9	Conservation Areas (Eau Claire, Papineau Lake, Shields-McLaren)	Conservation Uses as determined by North Bay-Mattawa Conservation Authority	Conservation Uses as determined by North Bay-Mattawa Conservation Authority	
10	<i>Mineral Aggregate Resource</i>	Lands designated Mineral Aggregate Resources and <i>Mineral Aggregate Operation</i> for a pit or quarry licensed under the <i>Aggregate Resources Act</i>	<ul style="list-style-type: none"> <li>• <i>Wayside pit or quarry</i></li> <li>• <i>Agricultural use</i></li> <li>• Forestry</li> <li>• Aggregate processing, recycling, storage and stockpiling</li> <li>• Administrative office</li> </ul>	<b>Section 6.4</b>
11	<i>Wayside Pit or Quarry</i>	<i>Wayside pit or quarry</i> operated in accordance with provincial legislation and standards	Aggregate processing, recycling, storage and stockpiling	<b>Section 6.4.8</b>
12	Mineral Resource	<i>Mineral Mining Operation</i>	<ul style="list-style-type: none"> <li>• Mineral extraction, processing, smelting, storage and stockpiling</li> <li>• Administrative office</li> </ul>	<b>Section 6.5</b>
13	Forestry	Timber management,	<ul style="list-style-type: none"> <li>• Logging operation</li> </ul>	<b>Section 6.3</b>

		harvesting and reforestation	<ul style="list-style-type: none"> <li>Value-added uses such as maple syrup production</li> </ul>	
14	Public Spaces, Recreation, Parks, Trails and Open Space	Parks, outdoor recreational facilities, trail systems and public open space areas, community gardens	<ul style="list-style-type: none"> <li>Information kiosks, parking facilities, comfort and shelter stations, boat launches</li> </ul>	Sections 2.11.6, 2.11.9, 5.2.1, 5.2.3, 5.2.2.6, 7.18
15	Agricultural Resource Lands	<i>Agricultural Uses, agriculture-related uses</i>	<ul style="list-style-type: none"> <li><i>On-farm diversified uses</i></li> </ul>	Section 6.2
16	Rural Policy Area			
17	Rural Residential	<ul style="list-style-type: none"> <li>Permanent and seasonal single detached and two-unit dwellings</li> <li>Group Home</li> <li>Multiple-unit dwelling subject to rezoning</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Uses, Buildings and Structures</li> <li>Home Based Business</li> <li>Additional residential units</li> <li>Garden Suite</li> <li>Bed &amp; Breakfast Establishment</li> <li>One Guest Cabin for a waterfront lot</li> <li>A storage container</li> </ul>	Section 2.3.1
18	Mobile Home Park	<ul style="list-style-type: none"> <li>Mobile Homes</li> </ul>	<ul style="list-style-type: none"> <li>Administrative office</li> <li>Storage containers</li> </ul>	Section 2.3.6
19	Commercial	<ul style="list-style-type: none"> <li>Lodging, campgrounds, tourist outfitters, commercial recreational uses, golf courses and retail services which cater to</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Uses, Buildings and Structures</li> <li>Storage containers</li> </ul>	Section 2.3.2

		<p>the travelling public, tourists and the eco-tourism industry</p> <ul style="list-style-type: none"> <li>• Large multiple commercial uses (e.g. shopping malls or large format retail to be directed to urban communities)</li> </ul>		
20	Industrial Uses	<ul style="list-style-type: none"> <li>• Resource-based industries such as a sawmill, paper products mill, smelter, aggregate crushing and processing</li> <li>• Value-added light industries and agricultural-related uses (e.g. abattoir, cheese factory, craft brewery)</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Uses, Buildings and Structures</li> <li>• Storage containers</li> </ul>	Section 2.3.3, 2.3.5, 2.9
21	Agriculture	<ul style="list-style-type: none"> <li>• <i>Agricultural Use</i> including an anaerobic digester</li> <li>• <i>Agriculture-related Use</i></li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling</li> <li>• <i>On-farm diversified uses</i></li> <li>• <i>Agri-tourism uses</i></li> <li>• Home based Business</li> <li>• Kennel</li> </ul>	Section 6.2
22	<i>Public Service Facilities</i>	<ul style="list-style-type: none"> <li>• Uses which provide recreation, social, educational, cultural and protective services to</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Uses, Buildings and Structures</li> <li>• Storage containers</li> </ul>	Section 2.10

		<p>rural residents and businesses</p> <ul style="list-style-type: none"> <li>• Municipal buildings</li> </ul>		
23	<i>Waste Management System</i>	Waste Management facility (active or closed) operated in accordance with provincial legislation and standards	Facilities for waste processing, storage, reduction, diversion, and recycling	Section 2.7, 2.9, 2.11.8,
24	Institutional	<ul style="list-style-type: none"> <li>• Uses such as a place of worship, private club or community hall which provide services to rural residents and businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Uses, Buildings and Structures</li> </ul>	
25	Rural Mixed Use Area	<ul style="list-style-type: none"> <li>• Class I and II industrial uses</li> <li>• Retail commercial uses</li> <li>• Highway and service commercial uses</li> <li>• Personal services</li> <li>• Recreational commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Uses, Buildings and Structures</li> <li>• Storage containers</li> </ul>	Section 2.3.3
26	Public Spaces, Recreation, Parks, Trails and Open Space	<ul style="list-style-type: none"> <li>• Parks, outdoor recreational facilities, trail systems and public open space areas, community gardens</li> </ul>	Information kiosks, parking facilities, comfort and shelter stations, boat launches	Sections 2.11.9, 5.2.1, 5.2.3, 5.2.2.6, 7.18
27	Airfield	<ul style="list-style-type: none"> <li>• Public or private airfield, helipad</li> </ul>	Hangar, administrative office	Section 2.9

28	<i>Alternative and Renewable Energy Systems</i>	<ul style="list-style-type: none"> <li>• Wind turbines</li> <li>• Solar panels</li> <li>• Biomass, biogas and biofuel uses and facilities</li> <li>• Geothermal uses and facilities</li> </ul>		Section 6.7.4
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**2.3.1 Bed& Breakfast Establishment**

A bed and breakfast establishment shall be permitted within a single detached dwelling provided the physical character of the dwelling is not substantially altered. The single detached dwelling must clearly be the principal use of the land and the bed and breakfast clearly an accessory use to the dwelling. A bed and breakfast establishment shall be defined as a single detached dwelling in which guest bedrooms are provided for gain as temporary accommodation on a daily basis. Such establishments must have the proprietor living on the premises. The local health unit shall be consulted when a new bed and breakfast establishment is proposed and, if required, approval of this agency shall be first obtained before a bed and breakfast establishment begins operating. The implementing Zoning By-law shall define a bed and breakfast use and the appropriate zone provisions.



**2.3.2 Commercial Uses**

The Highway 17 corridor will be recognized as the commercial "main street" of the Planning Area. Subject to Provincial access controls (see Sections 2.6, and 5.3.1), a range of commercial uses shall be permitted that cater to the travelling public (e.g., auto and recreational vehicle sales and services, lodging, restaurants, commercial recreational uses, golf courses, and retail stores).

Beyond the corridor, commercial uses shall include those which cater to the needs of the local community, notably home based businesses or cater to the tourist or eco-tourism industry such as **bed and breakfasts, artisan’s studios**, campgrounds, convenience stores, farm produce outlets and tourist outfitters.

**2.3.3 Rural Mixed Use Area**

The *Rural Mixed Use Area* will focus on lands north of highway 17 which includes a portion that extends just east of the Chant Plein Road, and extending westerly along the Old Highway 17 (concessions 14 and 15, Lots 20-25). These lands also include the former Tembec lands. The *Rural Mixed Use Area* is intended to be developed as an

economic hub where a cluster of employment uses are encouraged. These uses may include existing uses, a mix and range of commercial, industrial and institutional uses and associated ancillary uses which are designed to meet the long-term employment needs of the community. These lands may also be used to encourage tourism. Class I and II industrial uses will be permitted where these uses are compatible with other land uses. The range of commercial uses may include retail, service commercial, highway commercial, personal service, recreational commercial and professional services which can be scaled and are compatible with adjacent uses.

Industrial and commercial uses may be permitted in the Rural Mixed Use Area designation which are classified as dry industries (i.e. those uses in which only the disposal of the domestic waste of employees is permitted and treated). No industrial liquid wastes, wash or cooling water or process wastes are permitted unless demonstrated, through a hydrogeological assessment, prepared by a qualified professional in accordance with applicable Ministry of the Environment, Conservation and Parks guidelines, procedures and standards, that adequate on-site sewage and water services can be provided with no *negative impacts*.

#### **2.3.4 Home Based Businesses**

For the purposes of this Plan, a home based business is defined as a privately operated legal business located within a residential dwelling or an accessory building by the occupant or owner thereof and which is compatible with the character of a residential setting and which is an accessory use or clearly secondary to the principal residential use.

Home based businesses shall be encouraged as a means of providing local services, to providing an incubator for new businesses and as a means to providing more specialized services to a broader clientele. (See also Section 6.2.1 for businesses on farm properties.) Categories of home based businesses may include a broad scope of small businesses that comply with the following criteria:

1. The business (use) does not create a nuisance for neighbours.
2. The floor area used for the business in the dwelling or accessory building shall be appropriate to the type of business.
3. Up to two businesses per dwelling may be permitted.
4. A small advertising sign shall be permitted.
5. Retail sale of products produced or fabricated on the property will be permitted.

6. Access controls shall meet Ministry of Transportation requirements for a residential use (see Section 5.3.1.3)
7. No outside storage related to the home based business operation shall be permitted on the premises unless proper screening and buffering techniques are utilized so the storage cannot be seen from the abutting properties or the travelled road (except for the sale of firewood).
8. Verification that sewage disposal services have adequate capacity from the addition of a home based business.

### 2.3.5 Industrial Uses

The intent of this Plan is to reinforce the importance of industry to the economic health of the Planning Area by recognizing existing resource based industrial complexes (forest product industries), small scale manufacturers and other industries characteristic of rural areas. The Plan recognizes the full scope of existing industries within the Planning Area, their potential for expansion, and will make provision for new industries to be established which are "value added", particularly those which are forest product related or are "dry industries" (see 2.3.3).

Diversification of their industrial base will be encouraged to further strengthen the local economy. Industrial development will be required to meet applicable standards for protecting the environment and for minimizing any *negative impacts* on surrounding land uses, particularly *sensitive land uses*. Much of the industrial activity is expected to take place in the Highway 17 corridor where rail and road transportation services are available. The intent of the Plan is to build on the access to existing *infrastructure* and utility installations in this corridor.

Dry-industry means an industrial or commercial land use with an average daily effluent flow of less than 10,000 litres per day per lot and consisting of domestic wastes only. The processing of mineral aggregates and forest industry uses (e.g., log cooling) is exempt from the restrictions on "dry industries".



### 2.3.6 Mobile Home Park

A mobile home park may be permitted as a separate land use designation. Mobile parks may be operated as a single management unit or as a subdivision and may include recreational amenities **servicing the park's residents along with administrative services**. Design considerations shall include provision for direct access from an internal road to a public road.

### 2.3.7 Storage Containers

Storage containers including sea containers will be strictly controlled to ensure compatibility with neighbouring properties (e.g. visual appearance). Storage containers shall meet the requirements of the *Ontario Building Code* depending on the occupancy classification. Standards will be set out in Municipal zoning by-laws and site plan control may apply.

## 2.4 Community Development Criteria

All *development* and *redevelopment* shall be subject to the applicable Community Development Criteria (Sections 2.4 - 2.10). Reference shall be made to the relevant Technical Documents where an assessment, justification or information is required in making a land use planning decision. Applications for development shall not be deemed to be complete unless accompanied by the required technical studies or other information (see Section 7.4). All decisions affecting land use planning shall be consistent with the most current Provincial Policy Statement<sup>1</sup> and shall comply with the Growth Plan for Northern Ontario, 2011.<sup>2</sup>



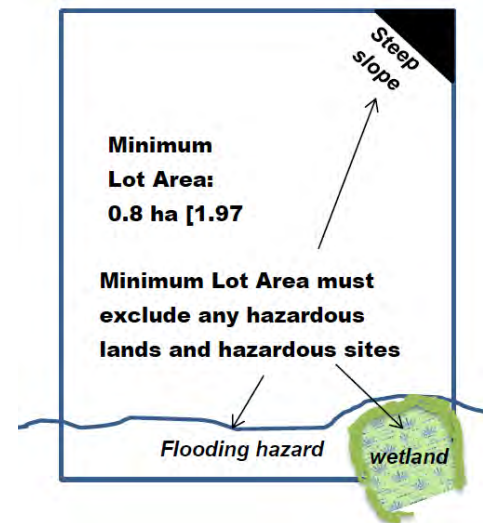
## 2.5 Lot Size Criteria

The minimum lot area for any new lot creation shall be 0.8 ha [1.97 ac.] except:

- Where a hydrogeological study specifies the need for a larger lot(s)
- Where part of a lot is located on a *hazardous site* or *hazardous lands*, the minimum lot area shall be calculated to exclude the hazardous area
- Where a greater minimum area is established in the zoning by-law (e.g. non-residential use, hobby farm etc.)

Lots shall be of a size and shape to suitably accommodate:

- all existing and new buildings, accessory uses and structures. Consideration should also be given to potential future expansion.
- *individual on-site water and sewage services* and stormwater facilities including an adequate separation distance between a drilled



<sup>1</sup> <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

<sup>2</sup> [https://www.placestogrow.ca/index.php?option=com\\_content&task=view&id=53](https://www.placestogrow.ca/index.php?option=com_content&task=view&id=53)

- well and a septic tank or sewage disposal system
- access, parking and loading facilities
- snow storage
- setbacks from roads, water bodies and physical constraints, and
- to provide a sufficient land area to allow development where constraints exist such as topography, organic soils, rock, slopes, *wetlands*, narrow bays and peninsulas, *flooding hazard* or *erosion hazard* or to accommodate North Bay-Mattawa Conservation Area Regulation Limits.

Lots shall be designed to coincide with the low density character of the Rural Area.

Existing lots including vacant lots may be developed or redeveloped where the land use is appropriate for the size and *development* of the lot and where the lot can be sustainably serviced with *individual on-site water and sewage services* where required. Wherever possible, existing undersized shoreline lots should be merged to create larger parcels.

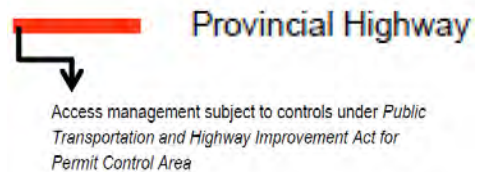
Applicants shall pre-consult with the North Bay-Mattawa Conservation Authority in the planning, design and review of site conditions for any sewage and stormwater facilities on lands affected by Conservation Authority regulations. See also Section 2.7.

- Township Roads (yearly maintained)
- - - Township Roads (seasonally maintained)

## 2.6 Lot Access Criteria

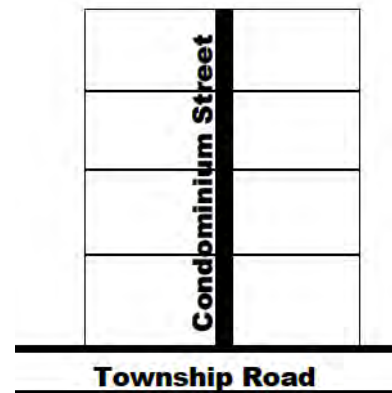
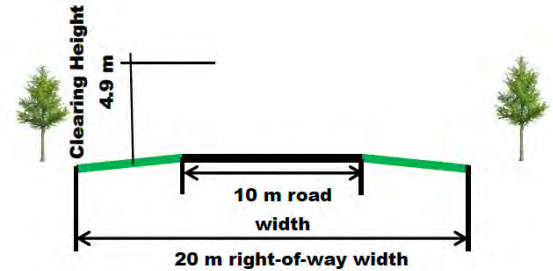
Access to development shall be by one of the following means:

- Frontage on an improved year-round maintained Municipal road;
- Frontage on a seasonally maintained Municipal road for seasonal land uses only;
- Frontage on a provincial highway subject to obtaining all required approvals from MTO for land use, entrances, drainage and implementing any highway or entrance improvements resulting from any required traffic or drainage or stormwater management studies.



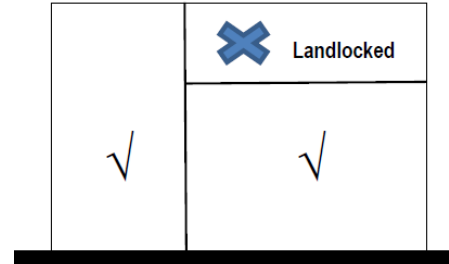
Wherever feasible, access shall be via an interconnecting improved Municipal road. (See TD: MTO, *Highway Access Management Guideline*, 2013, <http://govdocs.ourontario.ca/node/29705> for corridor management.);

- Frontage for infill development on an existing private road or legal right-of-way/easement, or unassumed road allowance, which meets appropriate maintenance standards right-of-way width, travelled surface width, height clearances and slope required for regular and emergency vehicle use (see diagrams). A Municipality or Planning Board may require a maintenance agreement or may govern any matters under Section 35 of the *Municipal Act* as a condition of development. Lots on unassumed roads shall be zoned limited service rural in the zoning by-law;
- Frontage on a municipally unopened road allowance may be permitted for infill development only where the road meets appropriate maintenance standards right-of-way width, travelled surface width, height clearances and slope required for regular and emergency vehicle use (see diagrams) and only where the abutting property owner(s) have entered into a maintenance agreement under Section 35 of the *Municipal Act* as a condition of development;
- Frontage on a private road servicing a condominium where the private road connects directly with an improved public road and meets appropriate construction and maintenance standards (see diagram);
- Frontage may be exempted for land uses for infrequent or private access



(e.g. farm field, hunt/fish camp, public utility, communications facility, passive recreational use)

- Landlocked access for new development shall not be permitted (see diagram).
- Access may be exempted for development on an island or water-access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water-access lot.
- A Municipality may establish a by-law to classify roads for the purposes of controlling access. For the purposes of this Plan, the road classification for the Township of Papineau-Cameron and the Municipality of Calvin is set out in Appendix 4 to this Plan.



Applicants shall pre-consult with the Ministry of Environment, Conservation and Parks in the planning, design and review of site conditions for any sewage systems with projected effluent flows of greater than 10,000 Litres/day and for sewage or water systems which require an Environmental Compliance Approval.

## 2.7 Water, Sewage, Stormwater and Waste Management Services

The servicing criteria for all development shall be as follows:

1. *Individual on-site water or sewage services* shall be permitted where site conditions are demonstrated to be suitable for the long-term provision of such services with no *negative impacts* such as degradation to the *quantity and quality of water*, *sensitive surface* or ground water features or their related *hydrologic functions* due to development, and where there is demonstrated off-site capacity for hauled sewage (see **TD for Hauled Sewage**).
2. *Municipal or private communal water and sewage services or partial services* may be permitted

Hauled sewage: reference shall be made to MECP hauled Sewage Fact Sheet:  
<https://www.ontario.ca/page/guide-applying-approval-hauled-sewage-septage-or-processed-organic-waste-biosolids>

where the need is determined to be appropriate through a servicing options report in consideration of an application(s) for a subdivision or multiple lot *development*, or *redevelopment*, for major non-residential development, for a condominium, for public health reasons, or for failed *individual on-site water or sewage services*. *Partial services* shall be limited to infilling and minor rounding out of development. All servicing options shall demonstrate that site conditions are suitable for the long-term provision of services with no *negative impacts*. A Municipal Responsibility Agreement may be required for Municipal ownership of any communal services.

3. A hydrogeological report (using TD: D-5 Guidelines) shall be required for any development projected to generate more than 4,500 litres of sewage effluent per day, and for development on hydrogeologically sensitive environments.
4. Only dry-industries as described in Section 2.3.3 and 2.3.5 are permitted unless a hydrogeological report as described above provides the justification for an alternative servicing option.
5. Technical reports where required shall be based on the MECP D-Series Guidelines.
6. Stormwater management facilities shall be planned and constructed using best management practices designed to minimize or prevent increases in contaminant loads, to minimize changes in water balance and erosion, to maximize the use of vegetation and pervious surfaces

#### Stormwater Management Guidelines:

- Introduction to Stormwater Management Planning and Design:  
<http://www.ontario.ca/environment-and-energy/understanding-stormwater-management-introduction-stormwater-management>
- Stormwater Management Planning and Design Manual 2003:  
<http://www.ontario.ca/environment-and-energy/stormwater-management-planning-and-design-manual>
- Stormwater Pollution Prevention Handbook 2001:  
<https://archive.org/details/std01076383.ome>
- Applicants shall pre-consult with the North Bay-Mattawa Conservation Authority or MTO, where applicable in the design of stormwater Management facilities.

risks, to attenuate, retain, detain and recycle stormwater to the extent possible, and by not increasing risks to human health and safety and property damage. Technical reports shall be based on TD MECP Guidelines and shall be required for larger commercial, industrial, institutional or multiple lot/unit residential developments, also development adjacent to a provincial highway where required by MTO, and may be required for developments close to waterfront areas. Technical reports shall include a construction-mitigation plan.

7. *Waste management systems* shall be designed and maintained to provide adequate capacity for current and future requirements and to meet provincial legislation and standards. Provision shall be made for reduction, reuse, recycling and waste diversion as measures to reduce waste generation (see also Section 4.10.2.5).

All MECP D-Series Guidelines:  
<http://www.ontario.ca/environment-and-energy/environmental-land-use-planning-guides>

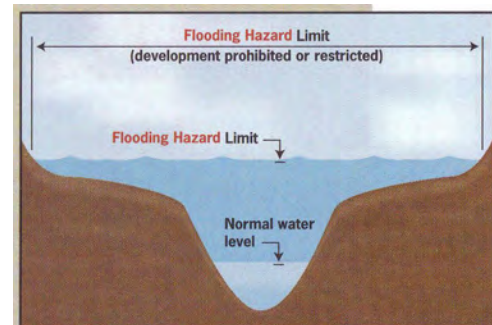
## 2.8 Natural and Human-Made Hazards

### 2.8.1 Flooding and Erosion Controls

*Development* and *site alteration* shall not be permitted within areas which are impacted by *flooding hazards* and or *erosion hazards*. The following regulatory 1:100 year floodplain elevations have been determined for the Planning Area:

- Smith Lake – 177.0 m
- Chant Plein at Hurdman Dam (Mattawa River) – 160.78 m
- **Earl's Lake** – 178.0 m
- Talon Lake (Mattawa River) – 195.52 m
- Ottawa River – 156.6 m (excluding floodway for Town of Mattawa)

The *erosion hazard* applies to those portions of the valleyland system that are both apparent (confined) and not apparent (unconfined). *Development* and *site alteration* may be permitted below the





*flooding hazard* limit for uses which by their nature must locate within the *flooding hazard* such as flood and/or erosion control works, *infrastructure* such as stormwater outlets, a dock, wharf, boat launch, or boat house. Minor extensions to existing habitable and other buildings may be permitted where *floodproofing standards*, protection works and access standards are met subject to the approval of the North Bay-Mattawa Conservation Authority. The *flooding hazard* limit and the *erosion hazard* limit are located within the Regulation Limit described in Section 2.8.3.

A technical study may be required to establish a development setback and other conditions for lands adjacent to a water body where the *flooding hazard* or *erosion hazard* has not been determined.

### **2.8.2 Hazardous Lands and Hazardous Sites**

*Development* including an *essential emergency service* and an *institutional use* shall not be permitted to locate in *hazardous lands* such as lands subject to a *flooding hazard* or an *erosion hazard* and *hazardous sites* such as organic soils, steep or unstable slopes. A geotechnical study may be required to assess development conditions on *hazardous sites*.

### **2.8.3 Regulation Limit**

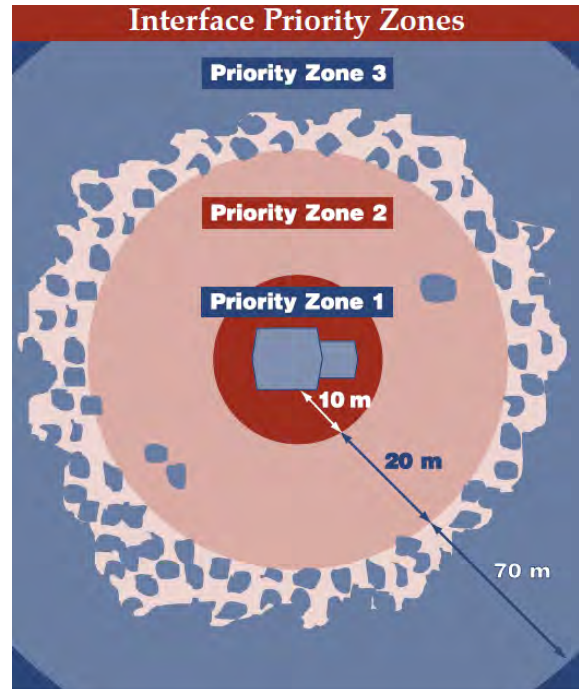
The North Bay-Mattawa Conservation Authority has identified areas of natural hazards such as flooding susceptibility and erosion, as well as *hazardous sites* such as organic soils, steep or unstable slopes by way of their Regulated Lines mapping. The Regulated Lines are shown on Land Use Schedules to this Plan and represents the area regulated by the NBMCA under *Ontario Regulation 177/06*. This regulation is pursuant to Section 28 of *The Conservation Authorities Act*. It shall be a requirement that a property owner(s) obtain a Development, Interference with Wetlands and Alterations to Shorelines and

**Regulated Lines**



Watercourses Permit from the NBMCA prior to undertaking any *site alteration* activities and/or any construction or renovation work on the subject property. *Site alteration* activities would include the placement or removal of fill material of any kind and/or the alteration of existing grades on the subject property. Site Plan control may be used in conjunction with a permit under *The Conservation Authorities Act* to regulate development within the Regulation Limit.

If there is a conflict between the description of the areas described in subsection (1) of O. Reg. 177/06 and the areas shown on the series of maps referred to in subsection (12) of the Regulation, the description of areas in subsection (1) prevails. (*Note: The Regulation Limit also includes a 30 m boundary around a wetland.*)



#### 2.8.4 Wildland Fire

*Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fires* (see Appendix 2) except where the risk can be acceptably mitigated based on MNRF *wildland fire assessment and mitigation standards*.

Forest fire management techniques or plans may be required as a condition of approval including site plan approval. Property owners will be encouraged to develop plans using the priority zone system (see reference). Applicants may be required to undertake a site review to assess the level of wildland fire hazard and associated risk on and in the vicinity of proposed development lands.

Wildland Fire Risk Assessment and Mitigation Reference Manual (Ontario Ministry of Natural Resources, April 2017)  
<https://www.ontario.ca/page/wildland-fire-risk-assessment-andmitigation-reference-manual>

#### 2.8.5 Wildland Fire Management Measures

Wildland fire management measures may be instigated by a Municipality in considering such criteria as:

- Ensuring proper road access for

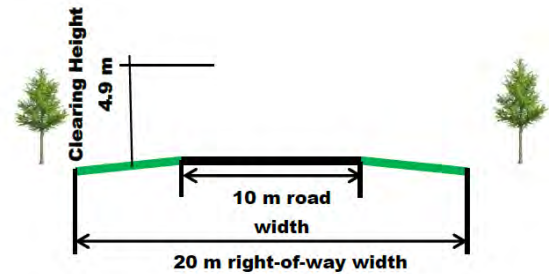
Priority Zone 1 is the area within 10 m of a dwelling or main building where flammable vegetation should be removed (i.e. small trees and shrubs, dead and dying trees, deadfall, woodpiles/firewood, ground litter/debris, dead organic matter, needles), and by keeping grass mowed, trees pruned and thinned and replacing conifers with hardwood species. Add a fuel break or increase distance for slopes adjacent to buildings.

Priority Zone 2 is the area within 10 m to 30 m of a dwelling or main building where fuel sources should be reduced so that combustion cannot be supported and fire intensity is reduced. Tree canopy should be thinned so crowns of trees do not touch. Thin understory and prune lower branches. Remove concentration of over mature, dead and dying trees. Reduce number of evergreen trees. Increase 30 m distance for slopes.

Priority Zone 3 is the area within 30 m to 100 m of a dwelling or main building where fuel sources should be reduced but not eliminated so fires can be low intensity and more readily extinguished. Keep deciduous trees in mixed-woods forest to hinder fire spread. On sloped area extend zone 3 further downslope.

emergency vehicles and for escape (e.g. construction standards, width, bearing capacity, height clearance - see diagram).

- Evaluating fire response capabilities.
- Determining the location of emergency water sources.
- Ensuring buildings are well spaced and properly sited (e.g. north and east facing slopes or flatter terrain and construction with fire resistant materials).
- Identifying the location of roads which may act as fire barriers or fire breaks.
- Encouraging fire-wise landscaping.
- Establishing distance separations between buildings and densely wooded areas, particularly tree species with a high ignition factor.
- Establishing setbacks or limiting distances from nearby fire risks (e.g. railways, campgrounds etc.).



### 2.8.6 Mine Hazards

*Development* of lands on, abutting or within 1 km of a *mine hazard* shown on a Land Use Schedule to this Plan shall only be permitted once the area of the *mine hazard* has been evaluated for its safety for construction or use. Subject to consultation with the Ministry of Energy, Northern Development and Mines a technical report may be required to assess the need for rehabilitation and remediation under the *Mining Act* and where required, such rehabilitation shall be carried out as a condition of a land use planning approval.

 Mine Hazard

Rehabilitation and remediation to comply with *Rehabilitation Code, O. Reg. 240/00, Schedule 1*, under the *Mining Act*.

### 2.8.7 Contaminated Sites

Lands identified as contaminated or potentially contaminated shall be evaluated and where required, remediated such that the site is suitable for the intended use with no *adverse effects*. Mandatory filing of a TD: *Record of Site Condition (RSC)* with the MECP is required for any change to a more sensitive use such as a change from an industrial, commercial or institutional use to a residential or parkland or other use prescribed by the legislation. A record of site remediation shall be filed on the Environmental Brown Fields Registry after the site has been remediated. A copy of the RSC along with an affidavit from a qualified professional acknowledging that the Municipality or Planning Board may rely on the RSC shall be required before a land use approval is given.

Where a gasoline station site is being redeveloped to a more sensitive land use, the approval authority shall require a clearance letter from the Technical Standards and Safety Authority (TSSA).

### 2.8.8 Excess Soils

The beneficial reuse of excess soil in a manner that promotes sustainability and environmental protection shall be encouraged. Appropriate excess soil management practices can assist in preventing and mitigating potential for adverse effects, particularly where soil may be contaminated (see TD Reference).

## 2.9 Land Use Compatibility

All development including *major facilities* shall be planned to ensure that land uses are appropriately designed, buffered and/or

Remediation to comply with *O. Reg. 153/04, Record of Site Condition* under the *Environmental Protection Act*.

#### Contaminated Site Remediation:

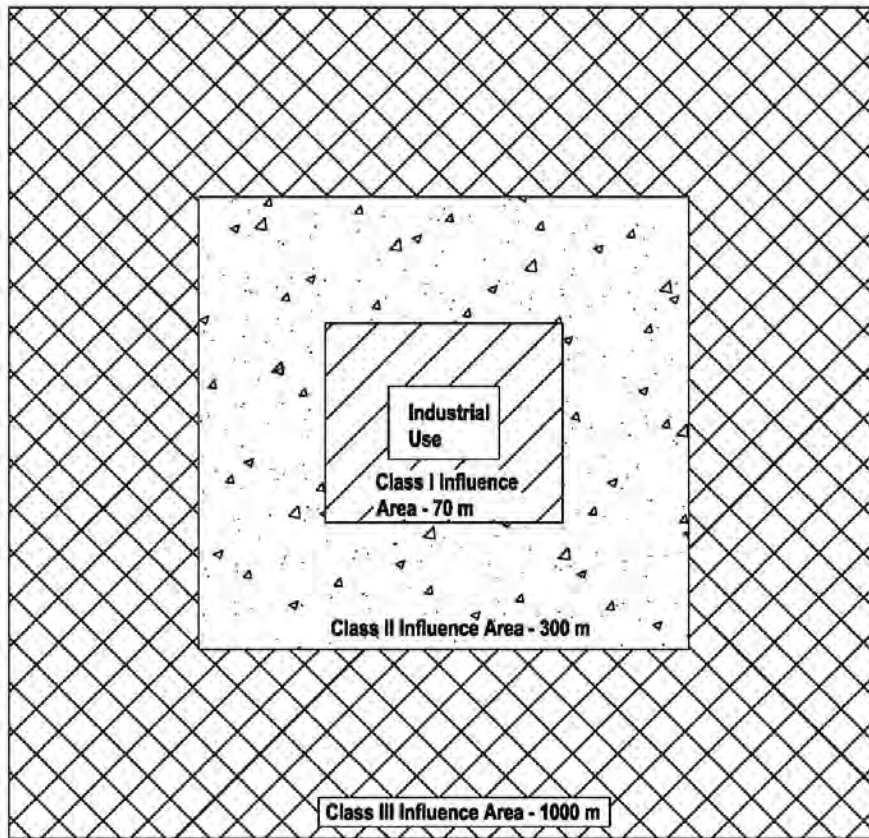
- Record of Site Condition: A Guide on Site Assessment, the Cleanup of *Brownfield Sites* and the Filing of Records of Site Condition:  
<http://www.ontario.ca/environment-and-energy/guide-site-assessment-cleanup-brownfields-filing-records-site-condition>
- Contaminated Sites RSC Registry:  
[http://www.ene.gov.on.ca/environment/en/subject/brownfields/S\\_TDPROD\\_075742.html](http://www.ene.gov.on.ca/environment/en/subject/brownfields/S_TDPROD_075742.html)

*Guideline on Management of Excess Soil* in the disposal of excess soil (see <https://www.ontario.ca/page/management-excess-soil-guide-best-management-practices>).

separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants and to minimize the risk to public health and safety. *Major facilities* include airports, transportation *infrastructure* corridors, rail lines and facilities, sewage treatment facilities, *waste management systems*, industries, energy generation facilities and transmission systems, resource extraction activities such as mineral aggregate and mining operations, and livestock facilities.

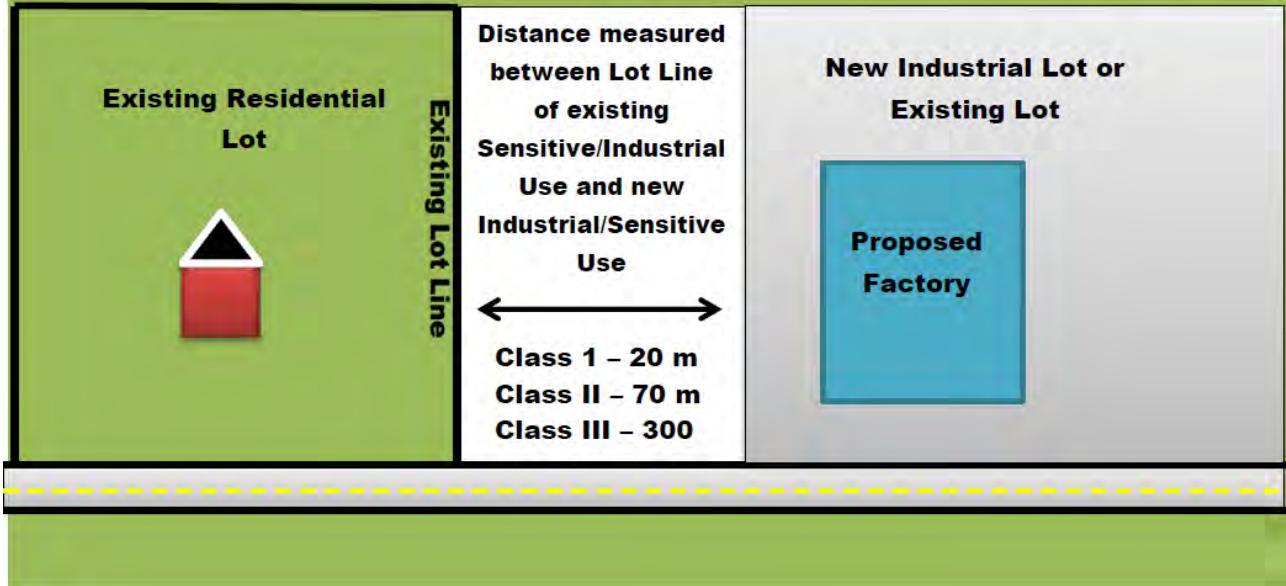
Table 2 sets out a list of *major facilities* and other land uses, the influence area where exposure to nuisance factors by residents and other *sensitive land uses* should be minimized and the minimum separation distances designed to ensure land use compatibility. All standards shall be applied on a reciprocal basis between land uses to ensure that whether the *major facility* or the *sensitive land use* is constructed first, that the alternative land use or use which is installed secondly is appropriately separated and protected from any *adverse effects*.

### **Influence Area Surrounding Industrial Uses**





**Separation Distance: Measured from property line of the industrial use to the property line of the sensitive land use**



**Separation Distance: Measured from the face of an Industrial building or Accessory building to the property line of an Sensitive Land Use**

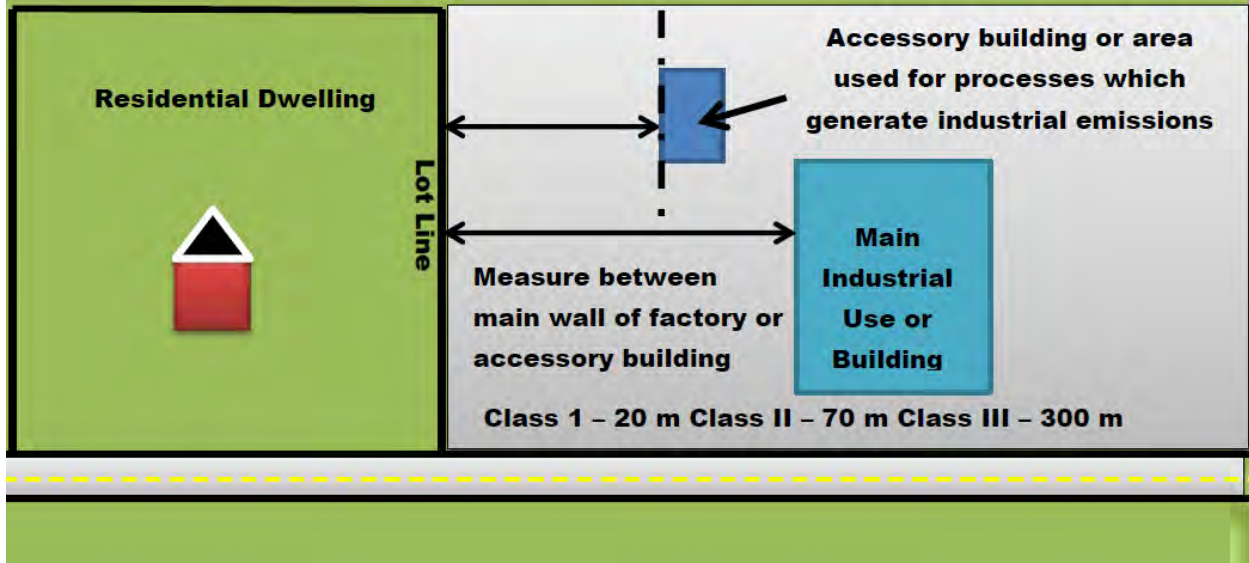




Table 2 - Land Use Compatibility Standards A1:D10C12A1:D11A1:D11C12A1:D11A1:D12C12A1:D11A1:D13A1:D12A1:D13A1:D12A1:D13A1:D12A1:D13			
Major Facility or Land Use	Influence Area	Minimum Separation Distance, Separation Standard or Other Standard	Technical Document <sup>1</sup>
Airport, Private Airfield or Sea Plane Base		New residential development and other sensitive land uses are prohibited in areas above 30 NEF/NEP	Noise Exposure Forecast: <a href="https://www.tc.gc.ca/media/documents/ca-standards/NEF-Calc_2_0_6_en.exe">https://www.tc.gc.ca/media/documents/ca-standards/NEF-Calc_2_0_6_en.exe</a>
Helipad		200 m setback from the nearest edge of a helipad and any non-residential use not classified as a sensitive land use. Separation distance for <b>sensitive land uses</b> shall be determined by a noise and vibration study using NPC-300	NPC-300: Environmental Noise Assessment Guideline - Stationary and Transportation Sources - approval and Planning: <a href="http://www.ontario.ca/environment-and-energy/environmental-noise-guideline-stationary-and-transportation-sources-approval">http://www.ontario.ca/environment-and-energy/environmental-noise-guideline-stationary-and-transportation-sources-approval</a> . Standard 325, Heliports, Part III, Canadian Aviation Regulations issued under the Aeronautics Act
Class I Industry	70 m or as determined through a technical study, and measured from closest existing, committed or proposed property/lot line of the industrial use to the property/lot line of the closest existing, committed or proposed sensitive land use	20 m minimum dependent on a technical study, and measured from closest existing, committed or proposed property/lot line of the industrial use to the property/lot line of the closest existing, committed or proposed sensitive land use	Guidelines D-1: Land Use Compatibility, and Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses See diagrams for Influence Area and separation distances
Class II Industry	300 m (measured as above)	70 m (measured as above)	
Class III Industry	1,000 m (measured as above)	300 m (measured as above)	
Pit	Determined through a technical study or in the absence of a study, 1,000 m (measured from the boundary of the Mineral Aggregate Resource Area)	1,000 m minimum dependent on a technical study or as otherwise approved by license under the <i>Aggregate Resources Act</i> .	
Quarry	Determined through a technical study or in the absence of a study, 1,000 m (measured from the boundary of the Mineral Aggregate Resource Area)	1,000 m minimum dependent on technical study or as otherwise approved by license under the <i>Aggregate Resources Act</i> .	
Waste Management Facility	500 m measured from the closest limit of the licensed footprint of an active waste management facility or the boundary of the disposal area of a closed site	30 m minimum, dependent on a technical study, and measured from the closest limit of the licensed footprint of an active waste management facility or the boundary of the disposal area of a closed site, or as authorized by a valid Environmental Clearance Approval or a Section 46 Order under the <i>Environmental Protection Act</i>	Guidelines D-4: Land Use on or Near Landfills and Dumps. Landfill Standards: A Guideline On the Regulatory and Approval Requirements for New or Expanding Landfill Sites. NPC-300: Environmental Noise Assessment Guideline - Stationary and Transportation Sources - approval and Planning
Waste Stabilization Pond	500 m measured from the nearest edge of any active waste stabilization pond	A technical study (using the D-2 Guidelines) shall be required for any sensitive land use proposed to be located closer than 500m from the nearest edge of any active waste stabilization pond or as authorized by a valid Environmental Clearance Approval	D-2 Series: Compatibility between Sewage Treatment and Sensitive Land Use
Agricultural Use including a first or altered Livestock Facility, an anaerobic digester, new land uses and lot creation		Development shall comply with the Minimum Distance Separation Formulae I and II, whichever is applicable. MDS I shall apply to all lots created after March 1, 2017. MDS I setbacks shall apply to existing lots created prior to March 1, 2017 which are used exclusively for residential purposes, and vacant lots which have a lot area greater than 2 ha. MDS I shall not apply to lot creation for surplus dwellings for an existing livestock facility or anaerobic digester on an adjacent lot or on the same lot as the existing dwelling. MDS I and II shall not apply to agriculture-related uses or <b>on-farm diversified uses</b> with the exception of a food service such as an on-farm tea room or food concession. For the purposes of MDS II, cemeteries that are closed or which receive low levels of visitation or have no place of worship may be classified as a Type A land use. All other cemeteries are to be treated as a Type B land use.	The Minimum Distance Separation (MDS) Document, Publication 853, as amended from time to time by the province including Sections 3, 4, 5 and all definitions. <a href="http://www.omafra.gov.on.ca/english/landuse/m ds.htm">http://www.omafra.gov.on.ca/english/landuse/m ds.htm</a>

Notes: 1. All MOECP D-Series Guidelines can be found at: <http://www.ontario.ca/environment-and-energy/environmental-land-use-planning-guides>



## 2.10 Public Service Facilities

Strong communities include an array of *public service facilities* designed to serve the current and projected needs. Land use decisions shall ensure that the necessary *public service facilities* area available or will be available to service growth and development. While recognizing that services may be provided in nearby urban centres (see 2.2 and 2.11.6), development approvals will not be granted unless Planning Board and a Municipal Council are satisfied that *public service facilities* are or will be adequate including, educational, health care, social and recreational services, cultural services, and fire, police and emergency services. The affected service delivery agencies will be consulted in the review of planning applications.

The co-location of *public service facilities* will be encouraged. *Example: combining a park, sports field, municipal building, library into one facility* (see photo diagram of Example of Co-located Facilities).

Emergency management services should be strategically located to support the effective and efficient delivery of such services (e.g. minimize response times, use of joint facilities, and inter-municipal service agreements).



## 2.11 Coordination

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



### 2.11.1 Managing Growth and Development

Planning Board in conjunction with member Municipalities will monitor population, employment and housing development having regard to trends across the District of Nipissing and in Northern Ontario with the intent of reflecting growth projections as they affect the Planning Area. (See also 3.0 Housing Policies)

### 2.11.2 Economic Development Planning

Planning Board in conjunction with member Municipalities will collaborate on matters of economic development planning and regional stakeholders such as businesses, government, the District of Nipissing Social Services Administrative Board (DNSSAB), education organizations and Indigenous communities, notably the Nipissing and Algonquin First Nations. Particular efforts will be made to coordinate and integrate development initiatives on Algonquin settlement lands and in the design and development of the Ottawa Valley Recreational Trail.

### 2.11.3 North Bay-Mattawa Conservation Authority

Conservation planning and programming, *hazardous lands* management, watershed planning and management, the management of conservation areas, and the administration of on-site sewage system approvals will be integrated and coordinated with the North Bay-Mattawa Conservation Authority.



#### 2.11.4 Transportation and Infrastructure Corridors

Land use planning will be integrated with the protection of existing and planned corridors and rights-of-way for transportation (e.g. provincial highways and the Highway 17 realignment and by-pass), rail services, electricity generation facilities and transmission systems, gas and oil pipelines, recreational trails (e.g. Ottawa Valley Recreational Trail, OFSC trails, TransCanada Trail) and portages with the intent to minimize or avoid *negative impacts* on services from *development* or *redevelopment*. Development setbacks may be imposed to protect the integrity of an *infrastructure* corridor.



#### 2.11.5 TransCanada Pipelines

**TransCanada Pipelines Limited (“TCPL”)** operates two (2) high pressure natural gas pressure pipelines within its right-of-way crossing the East Nipissing Planning Area south of the Mattawa River as illustrated on Schedules A1, A2 and A3 to this Plan. TCPL is regulated by the Canada Energy Regulator (CER) which has a number of requirements regulating development in proximity to its pipelines, including approval for activities within 30 metres [98.4 ft.] of the pipeline centre. New development can result in increasing the population density in the area that may result in TCPL being required to replace its pipeline(s) to comply with CSA Code Z2662. Therefore, the Planning Board and member Municipalities shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres [656.2 **ft.**] of its pipelines. **TCPL’s pipeline right-of-way** should be used for passive open/green space or part of a linear park system. No permanent building or structure shall be located within 7 metres [22.9 ft.] of the limit of the pipeline right-of-way or within 12 metres [39.3 ft.] from the centreline of the pipeline whichever is greater. Accessory structures shall have a minimum



setback of at least 3 metres [9.84 ft.] from the limit of the right-of-way.

#### **2.11.6 Public Service Facilities**

Planning Board in conjunction with member Municipalities will collaborate with the Town of Mattawa and the City of North Bay, the respective boards of education and health care agencies in planning for institutional, educational, social, health care and emergency management services required to meet current and projected growth and development needs.



#### **2.11.7 Ontario Provincial Police**

Area Municipalities will provide for on-going communication with the Ontario Provincial police regarding public safety, crime, community safety zones and social issues in the Planning Area.



#### **2.11.8 Waste Management**

The Township of Papineau-Cameron will coordinate and integrate the planning and maintenance of the shared waste management facility with the Landfill Advisory Committee. The Township of Calvin will continue to maintain its own waste management facility.

#### **2.11.9 Forest and Parks Management**

Planning Board in conjunction with member Municipalities will collaborate with the Ministry of Natural Resources and Forestry in the management of land use and conservation practices in provincial parks (e.g. Samuel de Champlain, Mattawa River, Ottawa River, Algonquin, Amable du Fond, Boom Creek Conservation Reserve) and in commercial forestry operations and management.

#### **2.11.10 Indigenous Interests**

Planning Board in conjunction with member Municipalities will collaborate and coordinate land use planning matters with indigenous communities and will consult with respect to the conservation of *archaeological*

*resources and cultural heritage landscapes.* Planning Board and member Municipalities will work with the Algonquins of Ontario to establish a protocol for consultation on the conservation of *archaeological resources and cultural heritage landscapes.*

#### **2.11.11 Growth Plan for Northern Ontario**

Planning Board and Councils will ensure that the policies of this Plan are in accordance with the Growth Plan for Northern Ontario and associated development activities.

#### **2.11.12 Resource Management**

Planning Board and member Municipalities will mutually consult with each other and other orders of government with respect to land use decisions which have overlapping impact notably with the protection of provincial interests in the management and development of natural resources (e.g. agriculture, *minerals*, mineral aggregates, forestry, the *natural heritage system*, *watersheds*, water resources, and energy resources).

### **2.12 Natural Heritage and Cultural Heritage**

Community development is subject to the policies of Sections 4.2 through 4.8 of this Plan with respect to Natural Heritage Features and Areas and Section 6.6 of this Plan for Cultural Heritage Resources.





### 3.0 HOUSING POLICIES

#### 3.1 Keynote Housing Policy

To provide an adequate and sustainable supply of housing to meet current and projected needs over the 20 year planning period.

#### 3.2 Housing Types

The range of permitted rural housing types includes:

- Single and 2-unit dwellings including mobile homes, group homes, and innovative housing types which meet *Ontario Building Code* standards.
- Additional residential units as required in Section 16 of the *Planning Act* (i.e. single detached, semi-detached, or rowhouse) and ancillary structures except on seasonal residential lots, on **'at-capacity' lakes, on hazardous sites** and lots lacking sustainable sewage systems
- Multiple unit dwellings, by rezoning where designed to meet unique housing needs for Indigenous, homeless and older persons, or which meet identified social housing and *special needs*.
- Portable housing such as garden suites.  
(See photo examples of permitted rural housing types)

#### 3.3 Housing Targets

- To embrace the District of Nipissing Social Services Administrative Board Housing Services (DNSSAB) housing target for *affordable* rental and *affordable* home ownership based on the *regional market area* (see definition in Appendix 1).
- To target the existing vacant lot supply as the primary source for new housing.





### 3.4 Housing Density

Low density housing will be the prevailing housing type based on sustainable *individual on-site water and sewage services*.

### 3.5 Implementation Strategy

Measures to implement housing policies will include:

- Monitoring the residential land supply to provide for 5-7 housing starts annually.
- Updating Municipal zoning by-laws to permit additional residential units, and by introducing standards for rezoning for multiple units and innovative housing types while conserving existing lot area and frontage standards.
- Ensure sufficient lands are suitably zoned to meet the long-term housing supply needs of East Nipissing.
- Working with (DNSSAB) to obtain funding and implementing programs for *affordable* housing and for meeting unique housing needs.
- Applying site plan control for multiple unit residential buildings with 5 or more dwelling units
- Facilitating the conversion of *brownfield sites* for housing.
- Respecting community development and design criteria and policies of this Plan for all residential development activity.
- Conserving a low density built form consistent with the current rural settlement pattern.
- Conserving the integrity of *built heritage resources* and *cultural heritage landscapes* in approving housing development(s).
- Directing *development* where it optimizes the use of existing roads, *infrastructure* and *public service facilities*.
- Encouraging cost-efficient, energy efficient and compact housing types.



*Recycled Storage Containers*



*Tiny House*



*Yurt*



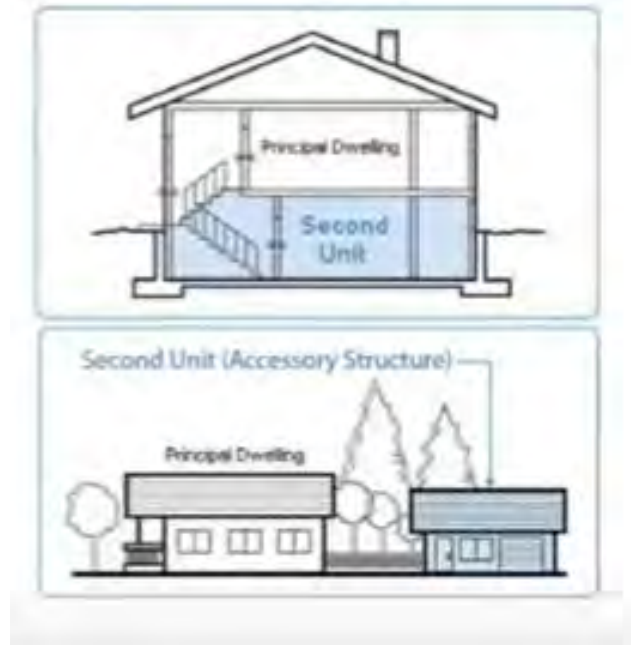
*Underground House*



*Garden Suite*

- Facilitating the delivery of housing for *special needs* including group homes, crisis care, shelter for the homeless, and housing for older persons.

*Illustrations of Permitted Second Residential Units*



● Basement apartment created within an existing or newly constructed dwelling

● Second unit incorporated through an addition above an attached garage

● Side yard addition to accommodate second unit



Orange shading identifies location of example Second Residential Unit

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## 4.0 Environmental Stewardship

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### 4.1 Keynote Environmental Stewardship Policy

To conserve, protect, restore and improve the natural environment for current and future generations.

### 4.2 Natural Heritage and Biodiversity

*Natural features and areas* of provincial and local significance will be protected for the long-term. Biodiversity is recognized as the variability among living organisms from all sources (e.g. terrestrial, marine, aquatic) and the ecological complexes of which they are a part including diversity within and between species and ecosystems, with the policy intent of sustaining the attributes of the natural environment needed to conserve and protect biodiversity within the East Nipissing Planning Area.

### 4.3 General Roles and Responsibilities

Planning Board and member Municipalities will provide for habitat protection through the review of development applications and with the technical assistance of the North Bay-Mattawa Conservation Authority. MNR provides technical advice related to species at risk and their habitat, including advice on survey protocols for site specific assessments and approval of delineated species at risk habitat. MECP regulates required authorizations under the *Endangered Species Act, 2007* and the associated regulation (O. Reg. 242/08.) if development or site alteration will impact endangered or threatened species or their habitat.

Appendix 3 sets out a list of the Species at Risk in the East Nipissing Planning Area which is subject to change and update (see reference). Any technical studies required in section 4.5 shall be conducted by a qualified professional and are subject to a peer review.

Endangered Species Act,  
2007 and O. Regulation  
242/08

<https://www.ontario.ca/laws/statute/07e06>

Species at Risk:  
O. Regulation 230/08

<https://www.ontario.ca/laws/regulation/080230>

#### Stewardship and Incentive Opportunities

- Voluntary stewardship
- Species at Risk Stewardship Fund
- Species at Risk Farm Incentive Program
- Conservation Land Tax Incentive Program
- Managed Forest Tax Incentive Program
- Conservation trusts and easements
- 50 Million Trees Program

Planning tools for protecting habitat may include zoning, site plan control, development agreements, parkland dedication and site alteration by-laws (see Section 7.0). Stewardship and incentive opportunities are considered other means to sustain the *natural heritage system* in East Nipissing.

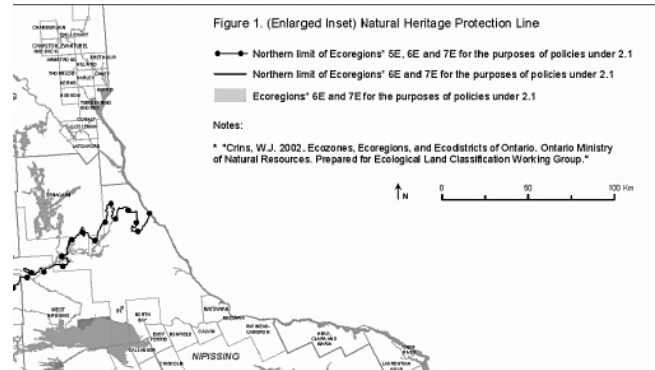
Landowners or developers should refer to O. Reg. 230/08 for an up-to-date list of species at risk.

#### 4.4 Scope of Natural Heritage Features and Areas

Features and areas to be protected include:

- *Significant wetlands*
- *Significant coastal wetlands*
- *Habitat of endangered species, threatened species, listed under the Endangered Species Act, 2007, Ontario Reg. 230/08.*
- *Significant wildlife habitat*
- *Fish habitat*
- *Significant areas of natural and scientific interest*

#### Ecoregion 5E Boundary



#### 4.5 Prescribed Requirements

##### 4.5.1 Development and Site Alteration

###### Wetlands

Development and *site alteration* shall not be permitted in *significant wetlands* in Ecoregion 5E.

*Wildlife Habitat, Area of Natural and Scientific Interest (ANSI).* Development and *site alteration* shall not be permitted in *significant wildlife habitat, significant areas of natural and scientific interest* in Ecoregion 5E (see diagram and Appendix 1) unless it has been demonstrated through a technical study that there will be no *negative impacts* on the natural features or their *ecological functions*.

###### Fish Habitat

Development and *site alteration* shall not be permitted in *fish habitat* except in accordance



See Fisheries Act <http://laws-lois.justice.gc.ca/eng/acts/f-14/>



with *provincial and federal requirements*.

*Endangered and Threatened Species Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

Development and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.5 unless the *ecological function* of the *adjacent lands* has been evaluated through an Environmental Impact Study and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*. (See also 4.6)

*Watercourses and Woodlots*  
Watercourses and associated valley lands, existing woodlots and tree lines will be conserved in their natural state to the extent possible. Setbacks may be prescribed in the zoning by-law and other planning tools may be used as set out in Section 4.3 to provide for the protection and conservation of these features. (See also Section 4.9)

*Agricultural Lands*  
Nothing in policy 4.5 is intended to limit the ability of *agricultural uses* to continue.

#### 4.6 Adjacent Lands

*Adjacent lands* for the purposes of Section 4.5 above are within:

1. 120 m of a *significant wetland*.

Wetlands are unique habitat for many different species of plants and animals and also regulate flooding and water recharge areas.



Natural Heritage Reference Manual, 2010  
<https://ontario.ca/document/natural-heritage-reference-manual>

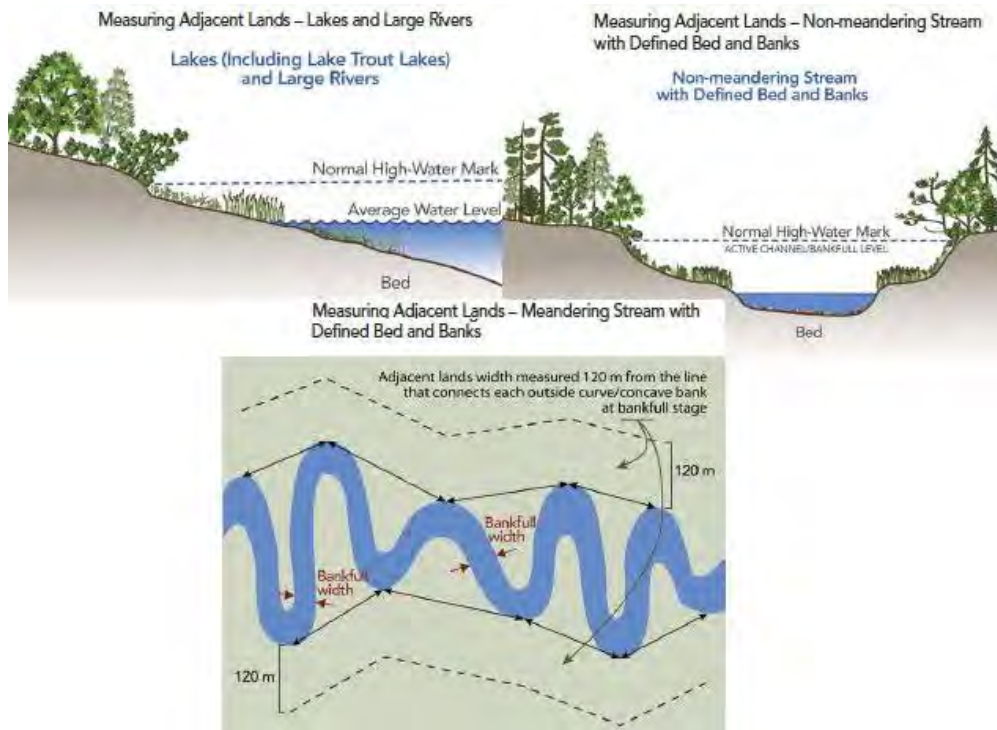
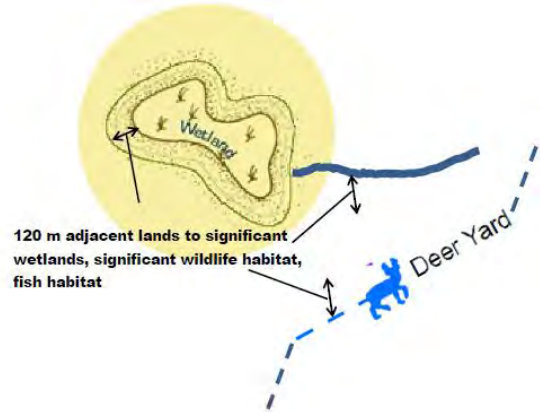
Significant Wildlife Habitat Guide, 2000  
<https://ontario.ca/document/guide-significant-wildlife-habitat>



**BLANDING'S TURTLE**  
greyish brown to black shell with yellowish flecks; bright yellow chin & throat; bulging eyes; 12 – 18 cm long  
**THREATENED**

2. 120 m of *significant wildlife habitat*.
3. 120 m of *fish habitat*.
4. 120 m from a *significant area of natural or scientific interest – life science* and 50 m for a *significant area of natural or scientific interest – earth science*.

Adjacent lands width may vary depending on the circumstance and may be required to be larger than outlined in Section 4.6 of the plan.



#### 4.7 Evaluation Process

The evaluation process to be followed will be dependent on the type of *natural heritage feature or area* and will be as set out in Figure 1. Proponents of development will be required to follow Steps 1 through 3 of the diagram Evaluation Process having reference to the triggers and components of an Environmental Impact Study (EIS), where a technical study is required. References shall be made to the technical documents opposite as well as to Table 1, Appendix '3;



Figure 1 - Evaluation Process  
(PPS Definitions Apply)

**Step 1**

**•Preliminary Ecological Site Review:**

- Determine potential presence of endangered or threatened species
- Determine whether one or more factors trigger a site specific assessment (see triggers)
- Determine whether development or site alteration is within adjacent lands of significant habitat per Section 4.4

**Step 2**

**•Detailed Ecological Site Assessment (EIS):**

- Where Step1 triggers an EIS requirements for Environmental Impact Study shall be based on species habitat, or provincial or federal requirements
- EIS to be conducted by qualified professional and may be subject to peer review (see components of an EIS)

**Step 3**

**•Implementation Requirements:**

- Obtain required provincial, federal or Municipal approvals or authorizations, including those under the *Endangered Species Act*, *Fisheries Act* or other legislation.
- Enter into site plan approval or other *Planning Act* approvals

**Triggers**

- Known or potential presence of endangered or threatened species
- Creation of 4 or more lots
- Change in land use requiring a *Planning Act* approval
- Shoreline consent within adjacent lands per Section 4.6
- construction of recreational use such as golf course, sports field, campground

**Components of an EIS**

- Detailed description of study area characteristics and key functions and features
- Degree and extent of existing ecological functions or how they are evolving
- Detailed description of proposed development
- Predicted direct and indirect effects of proposed development
- Identification and evaluation of options for avoidance, mitigation, rehabilitation or no development
- Detailed recommendations on preferred approach or strategy
- Program for monitoring, where necessary

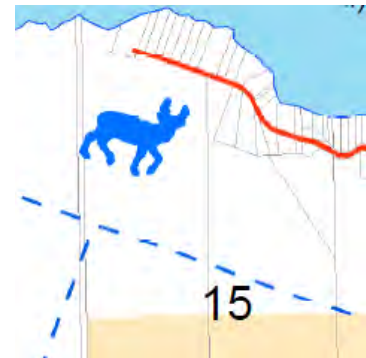
**Sources**

- MNR or NBMCMA for sensitive species
- Natural Heritage Reference Manual, 2010  
<https://ontario.ca/document/natural-heritage-reference-manual>
- Significant Wildlife Habitat Guide, 2000  
<https://ontario.ca/document/guide-significant-wildlife-habitat>

## 4.8 Deer Yards

In cases where a winter deer habitat (deer yard) is indicated on the Land Use Schedules "A1 - A3" (see sample diagram) as being on or adjacent to a property that is the subject of a development application, the following standards will apply:

1. In narrow conifer fringe habitats that occur along lake shorelines, larger frontages will be required due to the restricted nature of this critical habitat feature. Shorelines tend to be the most highly disturbed area during development. A minimum of 120 m frontage for lots will be required; and
2. In areas where critical conifer habitat is distributed in larger patches throughout the landscape and not restricted only to shorelines, a minimum lot of width and depth of 90 m will be required.



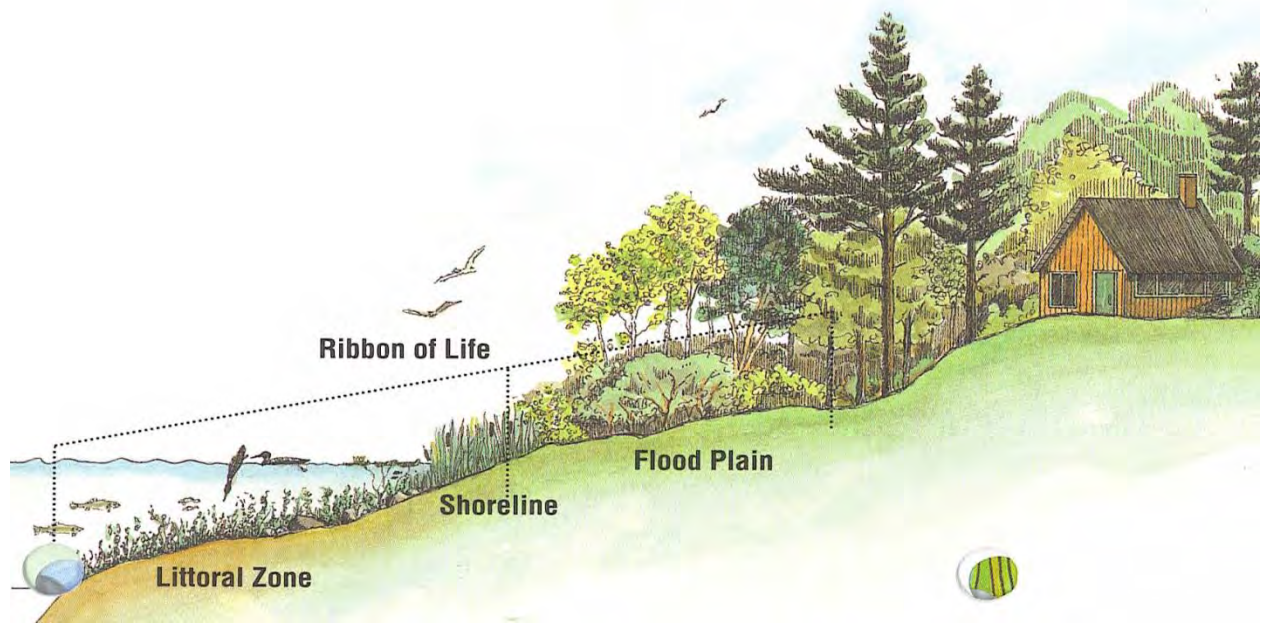
## 4.9 Shoreline Management

Shorelines are an intricate ecosystem that supports an abundance of **terrestrial and aquatic species...often referred to as a 'Ribbon of Life'** (see diagram). Their *ecological functions* change through natural and human influences and this may enhance or despoil their health. To sustain shorelines for their ecological value and their development potential requires wise stewardship by planning authorities and the public.

### 4.9.1 Keynote Shoreline Policy

To maintain, improve or restore shorelines in their naturalized state while providing opportunities for water access and activity areas.





#### 4.9.2 Description of Shoreline Area

The shoreline area is described as the shore area extending 30 m perpendicularly inland from high water mark of a lake or river or other natural water body. Shoreline areas may be characterized as a vegetated buffer and/or may include a sand or pebbled beach, rock outcrops or any combination thereof.

#### 4.9.3 Purpose of Shoreline Areas

The purpose of shorelines is to provide essential habitat for waterfowl, fish, reptiles, mammals and insects to breed, find protection, move along migration routes or wildlife corridors and feed. A healthy shoreline also helps to stabilize banks, trap and store sediment, filters contaminants from entering the lake, recharges aquifers, prevents soil erosion and maintains the shoreline aesthetics. Protecting the shoreline through the policies of this Plan is intended to maintain the health of the lake ecosystem, sustain biodiversity and maintain water quality.



*Healthy Shoreline*



*Unhealthy Shoreline*



#### 4.9.4 Measures to Conserve Shoreline Areas

1. A development setback shall apply for all buildings, structures and sewage disposal systems of 30 metres (see diagram Setbacks for Shoreline Structures), except for shoreline structures such as a boat house, dock or stairway/pathway access or minor structures such as a pump house, or viewing stand. The setback shall be measured as the shortest horizontal distance from the high water mark of the adjacent water body or *wetland* to the main wall of a building or structure or to the edge of the nearest pipe of the subsurface tile field.
2. Where the naturalized shoreline has been altered through human activity, restoration will be required as a condition of the approval of a planning application (e.g. consent, rezoning, minor variance). Restoration may include the planting of healthy native vegetation, slope stabilization and drainage controls designed to minimize the discharge of contaminants into the abutting water body, controlling sediment discharges and erosion and recreating a natural riparian habitat.
3. Shoreline alteration through the construction of artificial retaining walls will be discouraged; however, consideration will be given to measures designed by a qualified professional to achieve erosion control using best management practices and designed to incorporate both hard features for erosion protection and vegetation to stabilize soils and slopes and banks.
4. Docks, boat slips will be constructed to minimize environmental impacts through the use of environmentally friendly construction materials and

*Crib Dock*



*Pile Dock*



*Cantilever Dock*

*Floating Dock*



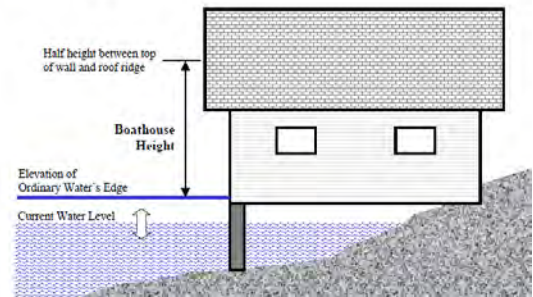
*Pipe Dock*



techniques (i.e. installation of cantilever, floating or post docks); through construction which creates new *fish habitat*.

5. Boat houses will be limited to one storey and shall be non-habitable.
6. Minor variances for reductions in shoreline setbacks will only be granted where the effect is to improve the shoreline ecosystem as a condition of approval. In situations where the natural vegetated buffer will be reduced to accommodate the expansion of an existing building, the replanting of an area equivalent or greater than the area required for the expansion will be required. The location of the replanting area may be anywhere on the lot; however, preference will be given to the riparian shoreline or other natural features (e.g. *wetlands*, watercourses). The planting program will be required whether or not there is vegetation in the area to be occupied by the expansion. Municipalities or Planning Board may require a landscaping plan prepared by a qualified professional in support of any planting or replanting program.

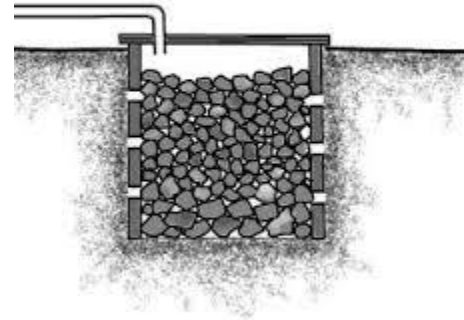
**Boathouse Height**



7. As a condition of any *redevelopment* proposal triggered by a planning application, Municipalities or the Planning Board may require buildings or structures to be relocated with a greater setback; may require the demolition and removal of buildings and structures; may require the recycling of building materials, may require the reduction of hardened surfaces and may require the removal or replacement/upgrading of sewage disposal systems. Other Best Management Practices may include:
  - a. Locating *individual on-site sewage systems* where native soils are deepest, and at the furthest distance possible from the shoreline.
  - b. Reducing lot grading.
  - c. Using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff.

- d. Directing roof leaders to rear yard ponding areas, soakaway pits, or to cisterns or rain barrels.
- e. Sump pumping foundation drains to rear yard ponding areas and infiltration trenches.
- f. Revegetating riparian areas.
- g. Measures to improve *fish habitat*.
- h. Increasing the setback of all buildings (except boat houses and docks) to 30 m.
- i. Increasing the setback of a sewage disposal system to 30 m.
- j. Directing the installation of shoreline structures away from *fish habitat*.

*Soakaway Pit*

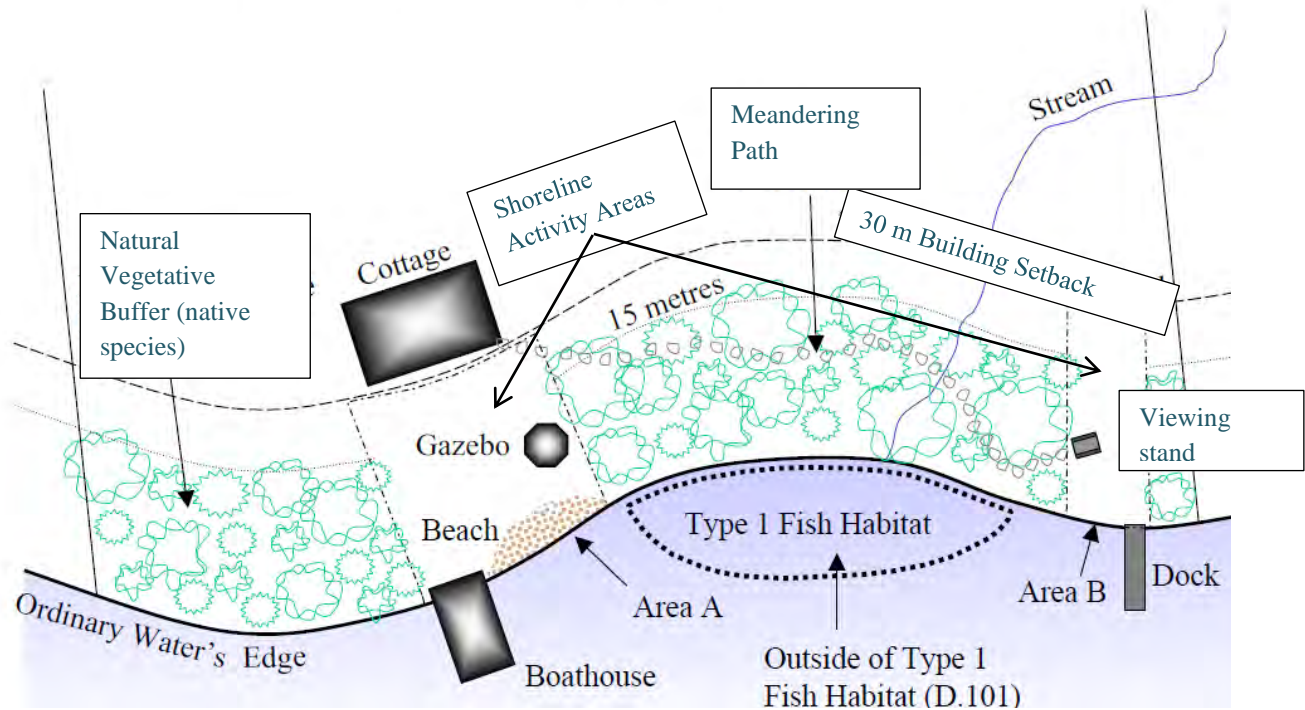


- 8. In considering applications for waterfront development Councils shall ensure that cultural heritage resources both on the shore and in the water are not adversely affected. Councils will require satisfactory measures to mitigate any *negative impacts* on cultural heritage resources.
- 9. Site plan control may be used for the *development or redevelopment* of the shoreline. (See also Section 7.17 – Site Plan Control.)

#### **4.9.5 Shoreline Activity Area**

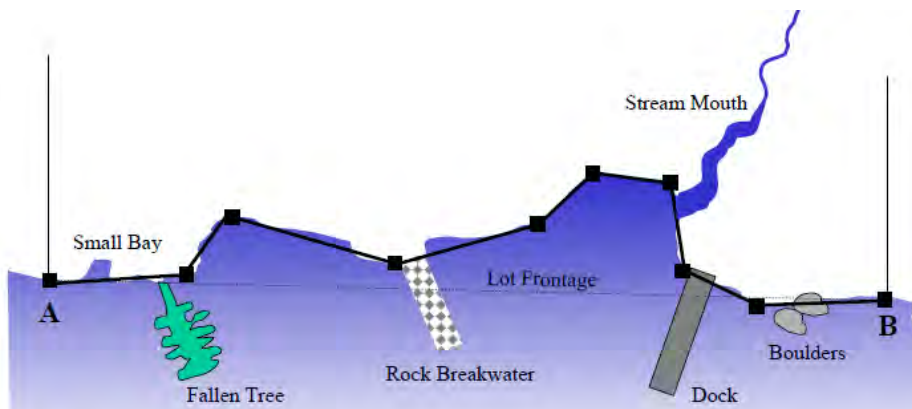
A shoreline activity area may be permitted for the purposes of providing water access, a viewscape, constructing a boat house or recreational commercial facilities associated with a campground, marina or similar uses. Shoreline activity areas for residential uses shall be limited to 25% of the shoreline frontage of a lot as illustrated in the diagram or 50% for a commercial recreational use. See diagrams illustrating policy. Regulations for the conservation of shoreline areas shall be set out in Municipal Zoning by-laws (i.e. development setbacks, location of docks and boat houses and shoreline activity areas). Planning tools may also include the use of site plan control (see Section 7.17). Development may also require approval of the North Bay-Mattawa Conservation Authority (see Section 2.8.3).

# Shoreline Activity Area



Shoreline Activity Area for residential property should not exceed total of 25 % of shoreline frontage to a depth of 30 m from high water mark

## Measuring Shoreline Frontage



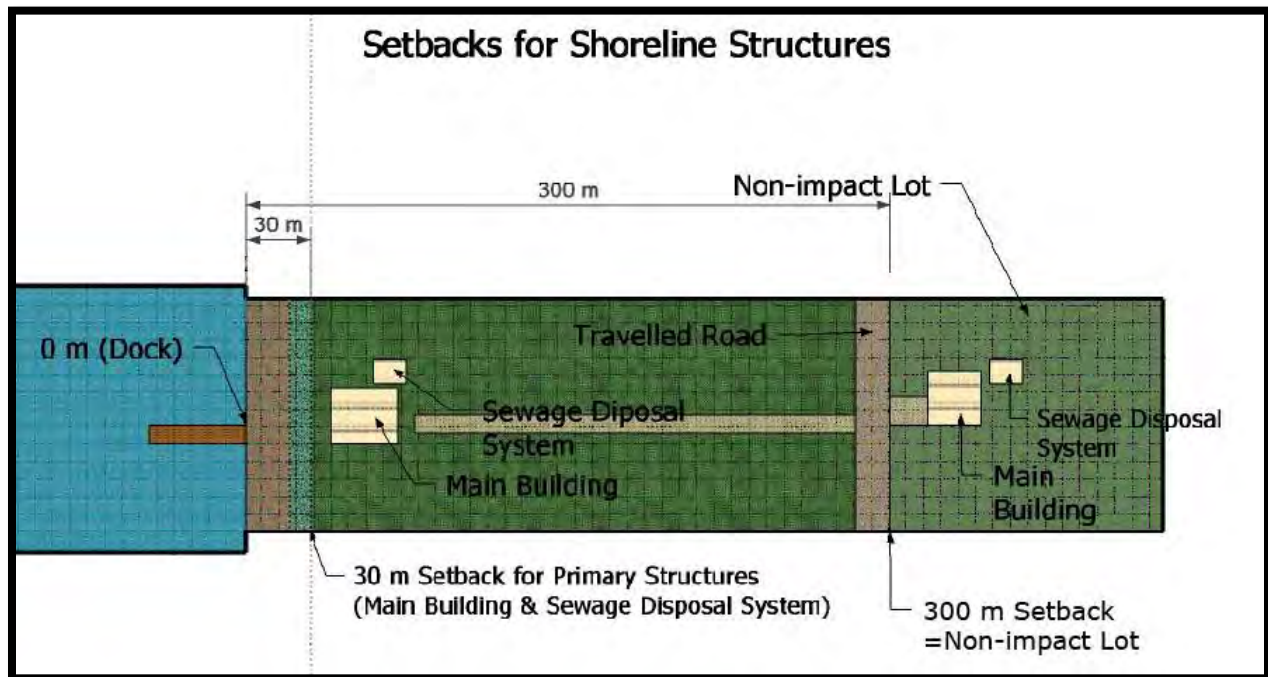
- Notes:
- Shoreline Activity Area Frontage is the maximum permitted length or percentage of the Lot Frontage
  - Shoreline Activity Area Frontage is the distance along the actual shoreline, excepting minor structural or natural variations (sum of line segments shown in the illustration)
  - Lot Frontage is usually measured as the closest linear distance between the points at which the side lot lines intersect the ordinary water's edge (distance between A and B)



#### 4.9.6 Lake Capacity

No *development* (including new lot creation) shall be permitted on the *adjacent lands* of an at-capacity lake (i.e. lake which has reached its biological capacity) **without meeting the criteria established in the Province's Lakeshore Capacity Assessment Handbook** TD: <https://www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes>. A lake capacity study will be required prior to approving development on lakes where water quality data indicates that the biological capacity has or may be reached. At capacity lakes may include lake trout lakes or other inland lakes which do not support lake trout. Lakes currently classified as lake trout lakes in the East Nipissing Planning Area include a small part of Lake Talon (Calvin), Papineau Lake (Papineau-Cameron) and Kearney Lake (Mattawan). **Earl's Lake is also an at capacity lake.** New lots may not be created or other planning approvals granted within 300 m of the shores of lakes which have been identified as being at their biological capacity except for the following circumstances:

1. To separate existing habitable dwellings each or which is capable of supporting a Class 4 sewage disposal system provided the land use would not change and there would be no net increase in phosphorus loading; or
2. Where all new septic tile fields are located so that they drain into a drainage basin that is not at capacity; or
3. Where all new tile fields would be set back at least 300 lineal metres from the shoreline (see diagram for non-impact lot); or
4. Where the natural drainage from the tile field would flow at least 300 metres to the lake; or
5. Where there are deep soils native to the site (undisturbed and over 3 metres in depth) meeting a specified chemical composition and hydrologic conditions acceptable to the Ministry of Environment, Conservation and Parks as outlined in the Lakeshore Capacity Assessment Handbook. This approach requires site-specific soils investigations by a qualified professional and, if implemented, long-term monitoring and use of planning tools and agreements that would ensure long-term maintenance of specified conditions as described in the Lakeshore Capacity Assessment Handbook.



## 4.10 Climate Change

Climate change is recognized as a global phenomenon characterized by a gradual warming of the planet that has caused severe weather events, the destruction of *infrastructure*, *negative impacts* on agriculture and threatening the biodiversity of our ecosystems. The international community has responded with initiatives to reduce greenhouse gasses or carbon emissions through reduction in the use of fossil fuels. Governments at all levels are engaged in both mitigation efforts and adaptation measures designed to cope with the impacts of climate change.

### 4.10.1 Climate Change Keynote Policy

To undertake and encourage measures designed to reduce carbon emissions and to plan for the impacts of climate change.

### 4.10.2 Reducing Carbon Emissions

Planning Board and Municipalities are committed to reducing carbon emissions through the following measures or initiatives:

1. Transportation:
  - Promoting carpooling and supporting rural carpooling through establishing car parks at major commuting intersections along Highway 17.
  - Improving opportunities for cycling through the designation and signage of cycling routes through the planning area and by encouraging provincial initiatives to provide cycling lanes on

- provincial highways and through the use of the Ottawa Valley Recreational Trail.
  - Encouraging the development of rural transportation services and shuttle services for multiple occupancy through the use of mini-vans, buses.
- 2. Energy Efficient Buildings and Vehicles:
  - Reducing energy consumption through municipal building retrofits.
  - Promoting zero-emission and green building design.
  - Undertaking replacement of municipal vehicles with alternative fuel vehicles.
  - Supporting the establishment of new vehicle electric charging stations.
  - Encouraging solar-oriented design of buildings
- 3. Renewable Energy:
  - Promoting and supporting the development of renewable energy sources on a commercial and individual scale through wind, solar, geothermal, biogas and micro-hydro systems.
- 4. Food Security:
  - Encouraging local food production through measures such as **farmer's markets, farm stands, waste food recycling, and** community gardens.
- 5. Waste Management:
  - Promoting recycling of non-organic wastes.
  - Reducing waste disposal in landfill sites through waste diversion, recycling and re-use.
  - Reducing waste from construction debris
- 6. Agriculture and Forestry:
  - Promoting best farm practices by reducing nitrous oxide emissions through improved fertilizer use, crop rotation, modified tillage and residue and manure management
  - Encouraging fuel switching through use of biomass, solar, wind or micro-hydro sources.
  - Provision of alternative fuel production through feedstock from wood pellets, biomass etc.
- 7. Carbon Capture:
  - Sustaining high level of forest cover for carbon capture.
- 8. Well Built Communities, Infrastructure and Adaptive Re-use:
  - Ensuring that all development is directed away from lands susceptible to flooding and erosion through severe climate events.
  - Designing road *infrastructure* and stormwater management facilities to protect against severe weather events and to facilitate evacuation.
  - Encouraging the adaptive re-use of buildings as an alternative to new construction.

### **4.10.3 Emergency Preparedness**

Municipalities will review emergency preparedness plans on a regular basis giving consideration to:

- Types of impacts such as floods, forest fires, mud slides
- Evacuation routes from low lying lands
- Communication services during emergency events
- Provision of generators or alternative energy supplies
- Location and provisioning of evacuation centres