



The Corporation of the Municipality of Magnetawan

Box 70 4304 Highway 520 Magnetawan Ontario P0A 1P0

Resolution No: 2002- 240

Date: Wednesday, July 24th, 2002

Moved By:

Frank Tod

Seconded By:

[Signature]

Be it resolved that the Council of the Municipality of Magnetawan introduces By-Law No. 2002-24 being the Official Plan for the Municipality of Magnetawan and to adopt said By-Law as being read three (3) times. The Reeve and Clerk/Administrator are hereby authorized to sign same and to affix the Corporation Seal thereto.

Carried: ✓ Defeated:

[Signature]

Reeve Sam Dunnett

RECORDED VOTE		
Council	For	Against
Councillors Jack Crossman		
Bev Graham		
Frank Tod		
Charles Wager		
Reeve Sam Dunnett		

OFFICIAL PLAN FOR THE MUNICIPALITY OF MAGNETAWAN

Prepared by



July 24, 2002

MINISTERS APPROVAL

OFFICIAL PLAN
FOR THE
MUNICIPALITY OF MAGNETAWAN

The Official Plan for the Municipality of Magnetawan which was adopted by the Council of the Corporation of the Municipality of Magnetawan, on the 24th day of July 2002, by By-law No. 2002-24 is hereby approved in accordance with Section 17 of The Planning Act, R.S.O., 1990, c.P.13, as amended, as the Official Plan for the Municipality of Magnetawan.

DATE

THE CORPORATION
OF THE
MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. 2002-24

The Council of the Corporation of the Municipality of Magnetawan in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby ENACTS as follows:

1. THAT the Official Plan for the Municipality of Magnetawan, being the attached text and Schedules 'A' and 'B' is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan for the Municipality of Magnetawan and to provide such information as required by Section 17 (7) of The Planning Act, R.S.O., 1990, c.P.13, as amended.
3. This By-law shall come into force and take effect on the day of passing thereof, subject to receiving the approval of the Minister of Municipal Affairs.

Enacted and passed this 24th day of July 2002.

REEVE

CLERK (SEAL)

Certified that the above is a true copy of By-law No. 2002-24 as enacted and passed by the Council to the Corporation of the Municipality of Magnetawan on the 24th day of July 2002.

CLERK

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Intent of the Plan	1
1.2	Structure of the Plan	1
2.0	BASIS OF THE PLAN	3
3.0	OBJECTIVES	5
4.0	GENERAL DEVELOPMENT POLICIES	6
4.1	Land Use Compatibility	6
4.2	Hazardous Lands	6
4.3	Flood Prone Lands	6
4.4	Surface Water Quality	7
4.5	Wetlands	7
4.6	Deer Habitat	8
4.7	Significant Fish Habitat	8
4.8	Rare, Threatened and Endangered Plants and Animals	9
4.9	Environmental Impact Assessments	9
4.10	Archeological Resources	10
4.11	Cultural Landscapes	10
4.12	Aggregate and Mineral Resources	11
4.13	Sewage Disposal and Water Systems	12
4.14	Crown Lands	13
4.15	Agricultural Uses	13
4.16	Steep Slopes	13
4.17	Garden Suites and Accessory Apartments	14
5.0	LAND USE DESIGNATIONS	15
5.1	Rural Areas	15
5.2	Environmental Protection Areas	17
5.3	Shoreline	19
5.4	Magnetawan Village and Ahmic Harbour Communities	21
6.0	TRANSPORTATION	23
6.1	Provincial Highways	23
6.2	Municipal Roads	23
6.3	Private Roads	23
6.4	Magnetawan River Waterway	24

6.5	Snowmobile Trails	24
6.6	Road Allowances	24
6.7	Communication Towers	24
6.8	Utility Corridors	24
7.0	LAND DIVISION	25
7.1	Severances	25
7.2	Subdivision and Condominiums	26
7.3	Parkland Dedication	27
8.0	IMPLEMENTATION	28
8.1	Zoning By-law	28
8.2	Site Plan Control	29
8.3	Holding Provisions	29
8.4	Public Meetings	29
8.5	Maintenance and Occupancy By-laws	30
8.6	Signs	30
8.7	Amendments to the Plan	30
8.8	Technical Reports	31
8.9	Monitoring	31
8.10	Plan Review	31
9.0	INTERPRETATION	33
9.1	Land Use Designations	33
9.2	Uses	33
9.3	Accessory Uses	33

1.0 INTRODUCTION

1.1 INTENT OF THE PLAN

This Official Plan is intended to form the foundation for decisions that are to be made by Council, members of the public and government agencies with respect to future land use in the Municipality of Magnetawan. The guidelines contained in this Plan are intended to assist Council in the decision making process while providing members of the public with a sense of assurance as to the future development of their lands and the lands around them.

The basic intent of this Plan is to guide future development to areas where it is most suited and to protect the physical and natural resources of the Municipality in order to allow for their continued use and enjoyment.

1.2 STRUCTURE OF THE PLAN

This Plan contains four distinct levels of policies. They are as follows:

The Basis

The Basis describes the primary facts and issues that were considered when the Plan was prepared. This section is included in the Plan to provide an understanding of the circumstances that the policies in the Plan are intended to address.

Objectives

The Objectives of the Plan form the foundation for the more detailed land use policies provided for each designation in Section 5. The Objectives describe, in very general terms, what the Municipality intends to accomplish as the result of its planning program over the lifetime of this Plan. Where uncertainty exists as to the intent of specific policies in the Plan, reference should be made to the Objectives.

General Development Policies

The General Development Policies act as the primary guidelines to be used in considering all development proposals and public works projects. This section of the Plan establishes criteria or tests which must be considered prior to the Municipality or the Planning Board approving any development proposal. The criteria relate to environmental, cultural and physical features in the Municipality. Schedule B to the Official Plan illustrates the lands where specific policies (for example wetlands or habitat) may apply.

Designations

Schedule A, the land use map, sets out a number of land use designations in the Municipality. The designations on Schedule A relate specifically to corresponding policies in Section 5 of the Plan. The policies establish the form of development that may occur on lands and lands to be protected from development within different parts of the Municipality according to the designations on Schedule A.

Implementation

The Implementation section describes the actions that will be taken to put the policies of this Plan into effect. It outlines how the planning process in the Municipality will work and what forms of regulation may be used to ensure that development occurs in a manner consistent with the policies of the Plan.

2.0 BASIS OF THE PLAN

This section of the Plan identifies the primary factors that have been considered during the preparation of the Plan. Should any of these factors change this Plan should be reviewed to determine whether major policy or land use designation changes are warranted.

- 2.1** This is the first Official Plan for the Municipality of Magnetawan. It replaces the former Township of Chapman Official Plan and also covers the former Village of Magnetawan, the former Township of Croft and the former Township of Spence. As such it introduces a new concept of land use regulation in many parts of the Municipality where none previously existed.
- 2.2** This Plan has been based in part on data collected in a detailed background study of the Municipality of Magnetawan. Sources of this information include, Provincial Ministries, Statistics Canada, existing municipal information and on-site review of land use and physical conditions. As the conditions and information on which this Plan has been formulated change, there will need to be changes to the policies contained in the Plan. The Plan will therefore be reviewed every five years or earlier should economic, social or environmental conditions dictate.
- 2.3** The permanent population of the Municipality will remain relatively constant over the life of this Plan. It is anticipated that residential growth will occur at about 20 units per year. This development will be evenly divided between seasonal and permanent dwellings.
- 2.4** The Municipality of Magnetawan is experiencing development pressures primarily in the form of shoreline development and to a lesser extent, for rural residential development along municipal roads. Council wishes to guide residential development to ensure that development does not result in an undue financial burden to the Municipality or adverse environmental effects.
- 2.5** There is little industrial development in the Municipality. Commercial development, which has been previously established along the shorelines of lakes in the Municipality, has not significantly increased in recent years. In an effort to improve employment conditions and the economic situation of the residents as well as broaden the municipal assessment base, Council wishes to encourage new industrial and commercial development provided that it is compatible with the environment and surrounding land uses. Much of this development is likely to occur in the form of home-based business and tourist operations.
- 2.6** There are significant areas of the Municipality of Magnetawan which contain non-renewable resources such as aggregates and peat. These resources shall be protected so that they will continue to be available for future use.

- 2.7** There are significant areas in the Municipality that are environmentally sensitive and need to be protected from incompatible land uses and activities. The responsibility of the Province to protect these resources has decreased and to a great extent has shifted to the Municipality. As the identification of environmentally sensitive areas improves, the mapping of these features will be incorporated into this Plan.
- 2.8** In preparing this Plan, regard has been had for the Provincial Policy Statement of the Province of Ontario (PPS). This Plan does not replicate the wording of that document. However, it does implement the policies of the PPS as they relate to the Municipality of Magnetawan.
- 2.9** Historically much of the development in the Municipality has been comprised of seasonal residential and commercial development along the shorelines of the larger lakes. There is a recognized need to maintain the environmental quality of these lakes when considering new development. There is an increasing need to assess the cumulative impact of this development throughout the Magnetawan River System.
- 2.10** There are significant areas in the Municipality that are being used for agricultural purposes. The preservation of good agricultural lands and protection of ongoing agricultural operations is important to the economy of the area and the well being of its residents.
- 2.11** New public works within the Municipality will be guided by the policies of this Plan. It is not Council's intent to provide a significantly broader range of services than what are presently being provided by the Municipality at the present time. Development in the urban areas of Magnetawan Village and Ahmic Harbour will occur at a density that will preclude the need to develop a municipal sewage treatment or water supply system. There is sufficient capacity to accommodate solid waste disposal for the next 20 to 25 years in the municipal sanitary land fill sites.

3.0 OBJECTIVES

This Section of the Plan establishes the fundamental policies that will guide future development in the Municipality of Magnetawan. The policies and land use designations contained in the Plan are based on achieving these objectives. In the event that clarification of the intent of the policies in this Plan is required, these Objectives shall be considered.

The Objectives of this Plan are as follows:

- 1) To maintain or enhance the natural environment in the Municipality as an ecosystem comprised of many related components.
- 2) To encourage economic development and provide opportunities for economic growth that is compatible with the character and environment of the Municipality.
- 3) To provide opportunities for growth in the villages of Magnetawan and Ahmic Harbour that will strengthen the function of the villages as complete communities.
- 4) To ensure that development in the shoreline areas maintains the character of the existing development, preserves the natural features of the shoreline, and does not exceed the biological or recreational capacity of any water body.
- 5) To ensure that natural resource activities, including forestry, mineral exploration, hunting and fishing and other recreational activities can continue in a manner that is sustainable and to protect the quality and quantity of surface and ground water resources.
- 6) To avoid land use conflicts and premature development that may limit appropriate and desirable development in the future.
- 7) To ensure that agricultural activities can continue and expand in order to adapt to changing market conditions.
- 8) To recognize the history and culture of the Municipality as an important element in preserving the character of the Municipality.
- 9) To establish a level of service in the Municipality that recognizes the limited financial resources of the Municipality and the seasonal nature of many of its residents.
- 10) To prevent loss of life, property damage and social disruption by preventing development in floodplains.

4.0 GENERAL DEVELOPMENT POLICIES

These policies apply to all development in the Municipality. When considering proposals for development, Official Plan Amendments, Zoning By-law Amendments, Consents, Subdivision or any other form of development requiring approval from the Municipality, the following policies will, where applicable, be considered.

4.1 LAND USE COMPATIBILITY

Whenever a change in land use is proposed, consideration shall be given to the effect of the proposed use on existing land uses. Where there are potential compatibility concerns, Council will assess the proposal with regard to the Provincial Policy Statement and Provincial Guidelines. Consideration shall be given to the extent to which increased setbacks and other zoning regulations and/or site plan requirements can reduce the potential impacts.

4.2 HAZARDOUS LANDS

Schedule B identifies areas of mining hazards, existing and former waste disposal sites. Other hazardous lands include lands where contaminants may have been spilled or placed, filled lands, steep slopes and organic soils. These areas will not be developed unless it can be demonstrated to the satisfaction of the Municipality and in accordance with Provincial Guidelines, that the hazard or contamination no longer exists or that the development can occur without potential threat to life, property or the environment. Council may require a record of site condition prepared by appropriately qualified professionals and the appropriate site remediation to be completed before the development of these lands.

4.3 FLOOD PRONE LANDS

In addition to lands designated Environmental Protection on Schedule 'A', other lands may be subject to flooding. Specifically for lakes like Ahmic and Cecebe the floodplain is defined by the following elevations:

Lake Cecebe 283.16 m CGD

Ahmic Lake 285.60 m CGD

In order to protect life and property, new structural development below identified flood elevations except for docks, boathouses, hydro-electric facilities and flood or erosion control structures will not be permitted. The Municipality will not support the placement or removal of fill below such elevations unless Council is satisfied that there will not be significant impacts on up-stream or down-stream lands.

The implementing Zoning By-law will identify specific floodplain elevations in the Municipality where this information is available. In addition, conditions may be placed on the creation of new lots requiring site specific zones to provide elevations and setbacks to ensure adequate flood protection utilizing a one-zone floodway in which no new development shall be permitted.

4.4 SURFACE WATER QUALITY

Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse or lake. Unless it is impractical to do so, septic systems shall be located at least 30 metres from a watercourse or waterbody. As a condition of development approval, the natural shoreline vegetation shall be preserved within 10 metres of all water courses and water bodies wherever possible.

Council will encourage the analysis of surface water impact on a watershed basis. Where proponents of development are required to prepare reports to address water quality impacts, consideration must be given to the downstream impacts of the development and the cumulative impacts of development on water quality.

Where development would result in a significant increase in storm water run-off, the Municipality shall require the proponent to complete storm water management works that will ensure that off-site surface water quality and quantity is not adversely impacted by the development. Direct outfalls to surface waters should be avoided and wherever possible developments shall utilize infiltration as a method for storm water management.

4.5 WETLANDS

There are two Provincially significant wetlands within the Municipality. These areas are to be protected and maintained in a natural state. While existing agricultural uses are permitted within Provincially significant wetlands, the preservation of existing vegetation and the maintenance of the natural drainage of these wetlands should be given priority when considering any uses. Peat extraction will not be permitted in Provincially significant wetlands.

The boundaries of wetland areas shall be determined in the field. Where development is proposed in or within 120 metres of any Provincially significant wetlands shown on Schedule B, the proponent shall submit an Environmental Impact Assessment Report. Council will permit site alteration or development in or within the 120 metre buffer area only where it is satisfied that there will be no negative impact on the ecological features and functions of the wetland.

Where studies support the identification of additional Provincially significant wetlands after this Plan is adopted, Schedule B may be modified to illustrate those wetlands without an amendment to this Plan.

Locally significant wetlands are shown as Areas of Development Constraint on Schedule B. Wherever possible these areas should be left in their natural state. Where it can be demonstrated to the satisfaction of Council that there is no reasonable alternative for the logical development of lands other than to develop a portion of a locally significant wetland, the Municipality will impose site plan control to ensure that the appropriate mitigation measures are employed to minimize the impact on the wetland.

4.6 DEER HABITAT

Large portions of the Municipality have been identified as significant deer habitat area by the Ministry of Natural Resources. These areas are generally shown on Schedule B, however it is recognized that these areas may change over time. Development in these areas must be sensitive to the impact of the development on deer wintering areas. These areas are generally described as areas having dense conifer cover and lands having woody deciduous vegetation within 30 metres of dense conifer vegetation. The removal of vegetation in these areas will be minimized.

Within the significant deer habitat areas shown on Schedule B new lots should avoid areas of dense conifer cover or be of a sufficient size to provide a suitable development area including access and services, outside the most significant deer wintering habitat areas described above. The minimum lot size shall be 90 metres frontage and 90 metres depth.

Exceptions to the minimum lot size requirements may be considered by the Municipality where more than one legal detached dwelling that is structurally sound exists as of the approval of this Plan, or a site evaluation has been completed by a qualified biologist that documents habitat conditions and demonstrates that winter deer habitat is not present on the property.

In shoreline areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.

Where any development is proposed within significant deer wintering habitat Council will require the submission of an Environmental Impact Assessment Report including a wildlife habitat assessment prepared by a qualified biologist. The recommendations of that report will be implemented through site specific zoning and site plan control to ensure that no negative impacts will occur.

4.7 SIGNIFICANT FISH HABITAT

Schedule B outlines areas that have been identified as Type 1 fish habitat. These areas are important feeding, spawning and nursery areas and must be protected to ensure a healthy population of sports fish in the Municipality and in the watershed.

New lots fronting onto Type 1 fish habitat areas shown on Schedule B shall be sufficiently large to provide an area of at least 10 metres of frontage that is outside of the significant habitat area and setbacks of 30 metres from cool or cold water streams and 15 metres from other streams . Where there is no reasonable alternative to locating waterfront activity areas outside of the identified fish habitat areas or setbacks cannot be met, development may only be permitted where it is demonstrated to the satisfaction of the Municipality that there will be no net loss of significant fish habitat. Proponents of development in these areas shall be required to submit an Environmental Impact Assessment report from a qualified professional identifying the nature of the fish habitat and limits of the fish habitat areas and providing recommendations regarding preservation of the habitat.

4.8 RARE, THREATENED AND ENDANGERED PLANTS AND ANIMALS

Areas where rare and endangered plants and animals may be found in the Municipality are also identified on Schedule B. These areas should not be developed for any purpose that may disturb the identified natural feature. Where any form of development, including forestry and mineral extraction is proposed within 120 metres of these areas, Council shall require the submission of an Environmental Impact Assessment Report. Where residential subdivisions, major commercial or industrial developments are proposed in the Municipality, a preliminary evaluation to determine if there are natural heritage features in the area. Should addition sensitive sited be identified in the Municipality, the Ministry of Natural resources will be contacted for technical advice and Schedule B may be revised to include those areas without an amendment to this Plan.

4.9 ENVIRONMENTAL IMPACT ASSESSMENTS

Where this Plan makes reference to Environmental Impact Assessment Reports the report shall include the following where deemed appropriate by Council;

- i) the proposed development;
- ii) the significant features within the surrounding area;
- iii) the potential impacts of the development on the natural features;
- iv) the impacts of noise, vibration, dust and traffic;
- v) the visual impact of the development on the shoreline areas
- vi) options for locating the development in a less sensitive area;
- vii) techniques that should be used to mitigate potential impacts; and,
- viii) means to implement the mitigation measures.

Environmental Impact assessments shall be completed by a specialist qualified in the environmental features and values that are being assessed. Developments that have satisfied the provisions of the Environmental Assessment Act will not require further study to satisfy this policy.

4.10 ARCHEOLOGICAL RESOURCES

The Magnetawan River was a major transportation link between the Ottawa Valley and Georgian Bay, used by aboriginal peoples, early European settlers and the original seasonal residents in the area. While few identified archeological sites have been identified throughout the river valley, there is a high probability that these sites exist. When development is proposed within the river valley in areas where there is an identifiable rise in elevation, at the outlet of major streams or where there are falls or rapids in the waterway, Council may require the submission of an archeological study.

Archaeological assessment reports shall be conducted by archaeologists licensed by the Ontario Heritage Act and in compliance with guidelines set out by the Ministry of Culture and Recreation. Where assessments identify previously unknown archeological resources, the municipality shall archive the information as part of a heritage resource information base

Where archeological sites are found in the Municipality they shall be reported to the appropriate Provincial agency. Based on the extent and significance of the findings, Council may:

- i) require the site to be preserved in its natural state;
- ii) require that portions of the site remain preserved through the development process; or
- iii) require that artifacts found on the site be removed by a licensed archeologist and preserved for public education.

Council shall consult appropriate government agencies, including the Ministry of Tourism, Culture and Tourism and the Ministry of Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under The Heritage Act and The Cemeteries Act shall apply

4.11 CULTURAL LANDSCAPES

Cultural landscapes include natural and man-made features that define the character of the Municipality. Examples include Knoepfli Falls and the locks at Magnetawan Village. Many of the older buildings in the village and some of the oldest structures on Ahmic Lake reflect a history that defines the culture of the community.

All development shall be designed in a manner that is sensitive to the cultural landscapes in the Municipality. Historic buildings, trails and roadways shall be preserved wherever possible. New structures developing in the area of these features shall be designed to reflect the surrounding landscape and built form. Council will use site plan control to ensure that new development is sited and designed to complement the historic and natural character of the Municipality.

Council will encourage the preservation of the Magnetawan Waterway and the Nipissing Road to promote the history of the area and attract additional investment in tourism in the region.

4.12 AGGREGATE AND MINERAL RESOURCES

Areas having high aggregate or mineral resource potential are identified on Schedule B. Development of these areas for purposes other than resource extraction will not be permitted except where it can be shown that the proposed development has a greater public interest than the extraction of the resource and will not adversely affect the availability of the resource and long-term viability of the aggregate industry in the future.

New or expanding mineral resource operations should be well removed from residential areas and screened from view from adjacent uses to the greatest extent possible. Appropriate setbacks will be determined in accordance with technical studies completed to assess noise, vibration, dust and visual impact.

The Municipality may pass a by-law under the Municipal Act, to regulate extractive operations. This by-law would require that the applicant enter into an agreement with the Municipality respecting the following matters:

- i) arrangements for the rehabilitation of the site after extraction has ceased or during the various stages of extraction;
- ii) timing of blasting or crushing operations;
- iii) the provision of visual buffers;
- iv) the use of access roads;
- v) the retention or processing of waste water and other pollutants; and,
- vi) the provision of detailed site plans of the area as it will appear during use and after rehabilitation.

Wayside pits and quarries are permitted without an amendment to this Plan or the implementing Zoning By-law.

Where development is proposed in an area of known mineral or aggregate resources, the development shall be set back and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by noise, dust or other health and safety issues that are related to the extractive activity.

4.13 SEWAGE DISPOSAL AND WATER SYSTEMS

No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply, sewage disposal system and public road access to service the development. In addition, no development shall be permitted unless Council is satisfied that the development will not have an adverse impact on neighbouring wells and sewage disposal systems.

In considering impacts on ground water quality and quantity, the Municipality shall consider the cumulative impacts of development on the sustainability of ground water resources.

Where a new development of five or more residential units is proposed, the applicant shall provide a report on the servicing options, including communal services, to the satisfaction of the Municipality and the Ministry of Environment or its designate. Communal services will only be considered by the Municipality where the developer and subsequent owners enter into an agreement ensuring that the Municipality will not have financial liabilities as the result of the development of the communal system. Partial services will not be permitted.

Where a new residential development of five or more units, or commercial, industrial or institutional development generating more than 10,000 litres of effluent per day is proposed, the applicant may be required to undertake a report for the review and approval of the Ministry of the Environment addressing the following:

- i) groundwater quantity and quality;
- ii) potential interference with other wells;
- iii) site and soil suitability for sewage disposal; and,
- iv) the most appropriate type of sewage disposal system for the project.

Council will encourage the use of new technology in sewage disposal systems in an effort to reduce nitrate and phosphate in the effluent and hence reduce the impact on adjacent lakes and ground water. Trails of septic systems utilizing new technologies will not be permitted within 300 metres of lakes that are at or near capacity.

Given the resulting change to the Municipality, the development of public sewage and water systems would require a full Official Plan review prior to being considered.

4.14 CROWN LANDS

This Plan recognizes that the Province has the ultimate jurisdiction for determining the use of Crown land. Council encourages the preservation of Crown lands in the Municipality for the use and enjoyment of residents and tourists. The use of lands within the Conservation Reserves shown on Schedule B will be governed by plans for these areas prepared by the Ministry of Natural Resources.

Resource extraction activities on Crown lands should be undertaken in accordance with the General Development Criteria contained in this section of the Plan. Where extractive uses on Crown lands result in impacts on Municipal roads Agreements will be required to ensure that the Municipality is compensated for road repairs.

When forest management plans are being prepared, they should recognize the impacts of forestry operations on the tourism industry and visual amenities of the Municipality.

4.15 AGRICULTURAL USES

Any development occurring in the vicinity of livestock operations and new or expanding livestock operations shall meet the requirements of the Minimum Distance Separation Formulae (MDS). The MDS formulae will be incorporated into the Municipality's comprehensive Zoning By-law.

Where intensive livestock operations are proposed, Council shall require the preparation of a nutrient management plan as a condition of issuing a building permit. The nutrient management plan shall demonstrate that there is sufficient land under the control of the livestock farm operator to dispose of the effluent generated on the site in an environmentally sound manner. Existing livestock operations are encouraged to prepare a Nutrient Management Plan

When considering applications for new lots and other developments that may restrict the use of land for agricultural purposes, Council shall consult with the agricultural community to ensure that the development proposed will not adversely affect the ability of the agricultural uses to operate and expand to meet changing economic conditions.

4.16 STEEP SLOPES

Where new lots are proposed in the Shoreline Areas and other visually prominent areas of the Township, Council may require larger lot sizes and greater setbacks to ensure that the development of the lands does not change the visual character of the area and does not pose a danger to the future inhabitants.

Schedule B shows areas where steep slopes may exist in the shoreline areas. When considering applications for lot creation or rezoning in these areas on-site review may be required to determine the severity of the slope and the suitability of the lands for development.

4.17 GARDEN SUITES AND ACCESSORY APARTMENTS

Garden suites and accessory apartments shall be permitted all designations that permit residential uses without amendment of this Plan, provided that the lands are large enough to accommodate an ancillary dwelling and provided that the ancillary apartment is attached to the existing principle dwelling. A Temporary Use By-law will be required to permit the accessory dwelling unit or apartment. The Municipality may also require the owner of the land to enter into an agreement requiring the garden suite to be removed or accessory apartment to be renovated to become part of the main dwelling when it is no longer required.

The location and development of garden suites shall satisfy the General Development Criteria in this section of the Plan, including impact on deer wintering habitat.

5.0 LAND USE DESIGNATIONS

The policies in this Section of the Plan should be read in conjunction with Schedule A, the Land Use and Transportation Plan. These policies apply to specific designations of lands and roads shown on Schedule A. Prior to the lands being used in accordance with the policies in this Section of the Plan, consideration shall be given to the General Development Policies in Section 4.

5.1 RURAL AREAS

5.1.1 Permitted Uses

Permitted uses include agriculture, forest management, conservation, parkland, fishery resource management, mineral exploration and mining, residential dwellings, group homes, home occupations, home industries, pits and quarries, wayside pits and quarries, commercial fur harvesting, hunt camps, small scale industrial and commercial developments, waste disposal sites and accessory uses.

5.1.2 Residential

New permanent residential development shall be encouraged to locate in close proximity to other residential uses or as infilling on existing roadways where school busing and winter maintenance is presently being provided. Scattered or isolated development shall be discouraged.

Residential subdivisions may be permitted in Rural areas with extensive tree cover and interesting topography and well removed from the shoreline of the larger lakes in the Municipality. These developments should not generally exceed twenty (20) lots. Lots should have a minimum lot size of 0.8 hectares (2.0 acres) and be serviced by hard surfaced internal roadways. Cul-de-sacs and dead-end roads should be avoided wherever practical.

Prior to considering rural plans of subdivision, Council and Planning Board shall be satisfied that there is a demonstrated need for the development in order to meet the housing demand in the Municipality and that there is a justifiable reason for this form of development occurring outside of the designated Communities of Magnetawan and Ahmic Harbour.

5.1.3 Agriculture

Due to the importance of farmland in the Municipality, areas of existing agricultural production shall be preserved. Areas exhibiting on-going agricultural activities are shown on Schedule B.

Development of Agricultural lands shall only occur where the following criteria have been satisfied:

- i) the lands have not been used for agricultural purposes for a period of 10 years;
- ii) the lands do not contain farm buildings in good condition;
- iii) the maximum lot size for new building lots shall be 0.8 ha (2.0 acres);
- iv) new dwellings and other non agricultural developments shall comply with the Minimum Distance Separation Formulae I; and,
- v) development in the vicinity of agricultural operations shall not adversely affect neighbouring farming operations.

5.1.4 Industrial Development

New industrial development may be permitted in the Rural area through the process of rezoning and will be subject to Site Plan Control. This type of development will be limited to those uses that:

- i) require extensive amounts of space;
- ii) do not require large amounts of water in their processes or constitute a threat to groundwater resources in the event of a leak or spill;
- iii) are considered incompatible in the more developed areas and the shoreline areas of the Municipality; and,
- iv) can operate on private sewage and water systems.

The industrial use of land in the Rural designation shall include manufacturing, processing, servicing and storing of goods and raw materials. Limited retail sales of products manufactured on the same premises may be permitted as a complementary use.

Industrial uses shall have frontage on a maintained municipal roadway or Provincial Highway and shall be located so as to be compatible with neighbouring land uses. Council shall ensure that noise and visual impacts associated with industrial uses do not adversely impact on the Shoreline areas in accordance with Section 4.1.

Outside storage should be screened from view. In addition, buffering and setbacks of the industrial development may be required as a condition of approval from Council.

The development of pits and quarries for commercial purposes is permitted in areas designated as Rural and may be permitted subject to rezoning and the related policies of this Plan. Wayside pits and quarries will not require rezoning but shall meet the General Development Policies in Section 4 of this Plan. Applications for new pits or quarries will require the submission of an Environmental Impact Assessment in accordance with Section 4.9 of this Plan.

5.1.5 Commercial Tourist Camps

Commercial Tourist Camps may be permitted in Rural areas subject to rezoning and Site Plan approval. Council shall ensure that such uses are well screened from surrounding lands and roadways and at least 1000 metres from shoreline areas. These uses shall include sufficient on-site recreational facilities

5.1.6 Highway Commercial Development

Commercial uses directly related to the travelling or vacationing public shall be permitted in Rural areas adjacent to Provincial Highways. These uses will be subject to an amendment to the Zoning By-law and Site Plan Control and the prior approval of the Ministry of Transportation.

5.1.7 Waste Disposal Sites

Only those sites approved by the Ministry of the Environment and the Municipality shall be used for the disposal or storage of solid or liquid waste. All such sites shall be operated according to the standards established by the Ministry of the Environment and the Municipality's approved Waste Management Master Plan.

New developments utilizing private sewage disposal and water supplies shall not locate within 500 metres of an existing or former waste disposal site unless it has been demonstrated through the preparation of technical studies that there are no potential impacts associated with gas migration and ground water contamination..

5.2 ENVIRONMENTAL PROTECTION AREAS

5.2.1 Permitted Uses

The Environmental Protection designation as shown on Schedule A, applies to lands which possess physical characteristics which would cause severe property damage or loss of life if development is permitted. The physical characteristics include flood and erosion susceptibility, organic soils and extreme slopes. The areas also include important wildlife habitat, fish spawning areas and wetlands. The uses and activities permitted within areas designated as Environmental Protection shall be limited to conservation, forestry, wildlife areas, fishery resource management, public or private parks, and outdoor recreational activities which can be developed without adverse environmental impacts.

5.2.2 Construction Restrictions

No buildings or structures, nor the placing or removal of fill of any kind whether it originates on site or elsewhere shall be permitted in Environmental Protection areas. An exception to this occurs where such buildings, structures or fill are to be used in flood or erosion control and have been approved by Council.

5.2.3 Setbacks

Building setbacks may be imposed from the boundaries of Environmental Protection areas as found in the implementing Zoning By-law. The severity of the hazard or the sensitivity of the environment shall be the determining factor.

5.2.4 Mineral Extraction

While generally not acceptable, there may be site specific circumstances, under which the removal or placement of mineral aggregate material in conjunction with lands designated as Environmental Protection will be considered. Approval would be granted through a rezoning to permit mineral aggregate extraction, after Council has determined that the operation will not alter the floodplain or any environmentally sensitive area so as to cause detrimental impacts.

5.2.5 Non-Conforming Uses

The expansion of existing non-conforming uses located within areas designated as Environmental Protection shall generally not be permitted. However, Council may consider allowing expansion or replacement if it is satisfactorily demonstrated that this would not result in increased flood hazards, or adverse impacts on wetlands, or other significant environmental values. In such circumstances, Council may require floodproofing measures or mitigation measures to preclude adverse environmental impacts.

5.2.6 Floodplains

Floodplains are identified as those lands that are susceptible to flooding during the regulatory flood. In the Municipality of Magnetawan, the regulatory flood is the higher of:

- a) that area that would be flooded with an average frequency of once in 100 years or for which there is a 1% change of occurrence in any given year; and,
- b) that area that would be flooded under a storm-centered event modeled on a particularly intense storm that occurred in Timmins and which could occur within this area.

If engineered floodplain mapping becomes available, it will be incorporated into the Official Plan and Zoning By-law.

When there is doubt that the Environmental Protection mapping adequately reflects the flood hazard, an applicant for new development may be required to obtain a detailed engineering study to more accurately determine the level and extent of the regulatory flood. Such a study must consider the cumulative impacts of the development on the flood plain upstream and downstream from the development. Where such studies result in changes to mapping, an Official Plan Amendment will not be required.

5.3 SHORELINE

5.3.1 Permitted Uses

Permitted uses in areas designated Shoreline on Schedule 'A' shall include detached dwellings, commercial tourist resorts with associated commercial uses, lodges, motels, hotels, marinas, and recreational activities.

All of the shoreline areas in the Township are designated as Shoreline. This designation is not intended to anticipate that all of the shoreline will become developed for permitted uses. Rather, it is intended to reflect that the shoreline areas are an ecological unit that must be considered in its entirety.

5.3.2 Development Standards

Unless otherwise specified, new lots should be no smaller than 1.0 ha (2.5 acres) in area with 90 metres (300 feet) of water frontage. Larger lots may be required in areas where environmental or physical constraints exist on the lands and on narrow channels (less than 120 metres (400 ft.)) or small water bodies less than 40 ha (100 acres) or in deer wintering or sensitive fish habitat. No new lots are permitted on Horn Lake.

Lot lines should follow existing features and terrain and should be configured so that conflicts between abutting properties will be avoided.

Additional dwelling units, sleeping cabins and other habitable buildings may be permitted on larger lots where density of development is in keeping with the provisions of this Plan.

5.3.3 Tourist commercial developments may be permitted on the basis of 6 metres (20 feet) per unit frontage on the waterbody and a maximum density that does not exceed 10 units per hectare (4 units per acre) where a unit is defined as a rental cottage or a camp site, or room in a hotel, motel or lodge.

Densities up to 25 per cent in excess of these requirements may be permitted through an amendment to the zoning by-law subject to the developer entering into a Site Plan Agreement with the Municipality, wherein additional facilities such as a golf course, swimming pools or other land based recreational facilities are provided.

5.3.4 Tourist commercial activities shall have frontage on a maintained municipal roadway or Provincial Highway and be buffered from dwellings on neighbouring properties.

New tourist commercial developments will require an amendment to the Zoning By-law. Notice of such applications shall be given to property owners within 400 metres (1000 ft) of the subject lands and affected Cottage Owners Associations. Public meetings for these proposals shall only be held during the summer season, between Victoria Day and Thanksgiving.

5.3.5 No development should be permitted which would result in a waterbody being developed to a point of being over capacity as estimated by the Ministry of the Environment or Ministry of Natural Resources. Any development within 300 metres of a waterbody shall be deemed to have an impact on the waterbody.

The assimilative capacity of lakes in the Municipality according to the biological carrying capacity is shown in Appendix No.1 to this Plan. This Appendix will be updated as more current studies are completed.

Should development be proposed which may bring a lake near the estimated capacity, Council shall only consider such a proposal after the developer has submitted an impact report prepared by a qualified professional to satisfy the concerns of Council. In such instances approval of the development may be subject to additional requirements contained in the Zoning By-law, site plan approval or subdivision agreements.

In no case shall any development exceed the capacity of the waterbody to sustain additional development from either a biological and a recreational perspective. For the purpose of this Plan, development shall include new lot creation or additions to commercial operations. These policies shall not restrict residential development on existing lots of record.

Recreational Carrying Capacity shall be based on 1.6 hectares (4 acres) of lake surface area per unit of lakes having a surface area of 40 ha or greater. Where lakes have less than 40 ha of surface area, development densities shall be based on 4 ha (10 acres) of surface area per unit unless limitations on the power of boats are imposed by the Department of Transport.

Biological Carrying Capacity shall be based on development maintaining or improving the present quality of the waterbody. In order to accomplish this, Council shall not permit development on any lake in the Municipality to reduce optimal fisheries habitat in that lake.

Once the capacity of a lake is established in accordance with this Plan, no more than 20 per cent of that capacity shall be permitted in any calendar year.

5.3.6 Development in Shoreline areas shall generally occur as a single tier of development adjacent to the shoreline.

A limited amount of second tier development in the form of residential backlots may occur in areas where there is public access to the waterfront by means of a shoreline reserve, a public access or park area, or boat launch facility. Public access should be physically suitable and of adequate size to meet the needs of the development and should be provided within 300 metres of the proposed lots. Where such lots are approved, they should have a minimum frontage of 100 metres and a minimum lot area of 1.0 ha (2.5 acres).

The effect of any proposed second tier development shall be considered with respect to both the recreational and biological carrying capacity of the adjacent waterbody.

5.3.7 Shoreline developments that combine residential and commercial uses such as timeshare or lease-back land based condominium or co-operative developments shall not exceed densities of 10 metres of shoreline per unit or 8 units per hectare. Developments of this type shall be subject to Site Plan Control.

5.3.8 Residential development may take the form of cluster developments where the residential development is set back from the waterfront and the waterfront area is maintained as open space for the use of abutting land owners. In such instances the density of the development shall not exceed 10 metres (33 feet) of frontage on the waterbody per unit or 2.5 units per gross hectare (1 unit per acre). This development shall occur by plan of subdivision or condominium.

5.4 MAGNETAWAN VILLAGE AND AHMIC HARBOUR COMMUNITIES

Magnetawan Village and Ahmic Harbour are historic settlement nodes that have developed as permanent communities. This Plan encourages a revitalization of these communities through infilling of residential opportunities and through the development of commercial uses that support the community and adjacent surrounding seasonal and rural uses. Magnetawan Village and Ahmic Harbour will develop according to the following policies:

5.4.1 Magnetawan Village and Ahmic Harbour will develop on the basis of private sewage and water services. New lots shall be large enough to sustain private sewage and water systems on a long-term basis. Partial services will not be permitted. The Zoning By-law will specify a minimum lot size depending on the use.

5.4.2 A mix of residential, commercial, and open space uses is encouraged within the communities. The Zoning By-law will provide detailed regulations for such uses located in this area. In considering applications to permit new uses, Council shall be satisfied that the proposed use:

- i) is compatible with surrounding land uses;
- ii) will not result in traffic or noise problems; and,
- iii) will not adversely affect adjacent private sewage or water systems.

5.4.3 Residential development shall occur primarily as infilling by consent or plan of subdivision within the designated Communities.

5.4.4 New lots shall only occur on roads that are publicly maintained year round or within a plan of condominium having access onto a publicly maintained road.

5.4.5 Small scale commercial uses that service the immediate community and the tourism industry are encouraged to locate in the Communities. Council will encourage the redevelopment of the waterfront lands within the communities for larger scale tourist facilities including accommodation and retail uses.

5.4.6 New roads developed on the Communities shall be hard surfaced according to standards established by the Municipality.

5.4.7 New commercial uses may be established through redevelopment of existing residential uses fronting onto Highway 520 in Magnetawan Village and George Street in Ahmic Harbour.

5.4.8 Small Scale industrial uses that serve the community and surrounding areas will be permitted in the Communities provided the use is conducted in an enclosed building and does not emit noise, smoke or odours that would be incompatible with the residential and tourist commercial uses in the community.

6.0 TRANSPORTATION

6.1 PROVINCIAL HIGHWAYS

Council will encourage the continued upgrading of Highways 124, 510 and 520 through the Municipality. Development adjacent to these roads should not reduce the effectiveness of these routes by reducing existing speed limits or creating traffic hazards. Properties must qualify for an entrance permit and meet the minimum geometric and safety requirements of the Ministry of Transportation for access prior to any site development.

6.2 MUNICIPAL ROADS

It is not a policy of Council to maintain those roads that are not presently maintained municipal roads, nor will they necessarily be assumed by the Municipality. The Municipality will assume, open and maintain new municipal roads only when:

- a) the roads have been constructed to the current standards of the Municipality; and,
- b) the benefits, financial and otherwise, of assuming and maintaining the road outweigh the municipal costs.

Where seasonal development is approved on the basis of seasonal road access or access over an unmaintained municipal road allowance, Council may permit the development only where the owner enters into an agreement that acknowledges that municipal services to the lands may not be available to the lands and that the Municipality assumes no liability to provide services to the development.

6.3 PRIVATE ROADS

Existing private roads may continue to be used but shall not be extended.

Council will not permit the creation of new private roads in the Municipality unless those roads are created by plan of condominium.

New development of seasonal residences on existing private roads may be permitted where it is considered infilling between existing residential units. No new development of permanent residences may be permitted on existing private roads.

6.4 MAGNETAWAN RIVER WATERWAY

Council recognizes the importance of maintaining navigation on the Magnetawan River system to the economy and culture in the Municipality. The Municipality will seek opportunities to protect and improve navigation and infrastructure supporting the waterway as a major transportation link in the community.

6.5 SNOWMOBILE TRAILS

Snowmobile routes form an important component of the Municipality's transportation system and economy. Many of these routes are shown conceptually on Schedule A. The location of these routes may change without an amendment to this Plan. Crossings of Provincial Highways will require the approval of the Ministry of Transportation.

6.6 ROAD ALLOWANCES

The Municipality will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water will not be sold to abutting property owners unless there is other public access to the water in the immediate area.

The sale of lakeshore road allowances may be permitted by the Municipality where there are no environmental, cultural, or other public interests that may be affected by the sale of these lands.

6.7 COMMUNICATION TOWERS

While recognizing the authority of the Federal government with respect to communication facilities, Council will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the Municipality. Communication towers should avoid location that are visually prominent from lakeshore areas and areas that have historic or cultural significance.

6.8 UTILITY CORRIDORS

The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, electric power facilities are permitted in all land use designations without an amendment to the Plan.

7.0 LAND DIVISION

7.1 SEVERANCES

Applications for land division through the consent process shall only be considered if the proposal is minor in nature, does not result in unnecessary expansion of the present level of municipal services and is in compliance with the Objectives and General Development policies of this Plan.

7.1.1 Criteria

Every severance application received by Council for the purpose of creating a new lot shall meet the following criteria:

- a) a registered plan of subdivision is not necessary for the orderly development of the lands;
- b) the lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements;
- c) the proposed lot must front on a publicly maintained road or, within the Shoreline designation, between existing lots on an existing private road with a registered right-of-way to a municipally maintained road;
- d) lots for hunt camps, fishing camps or similar uses may be permitted on unmaintained municipal road allowances or on private right of ways to publicly maintained roads provided that the appropriate agreements are in place to ensure that the Municipality has no liability with respect to the use of these roads;
- e) the lot must have road access in a location where traffic hazards such as obstructions to sight lines, curves or grades are avoided;
- f) the lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code and access and a building site that is outside of any flood plain or other hazard land;
- g) notwithstanding subsection c), lots created for seasonal or recreational purposes may be permitted where the access to the lot is by a navigable waterbody provided that Council is satisfied that there are sufficient facilities for mainland parking and docking;

- h) any lot for permanent residential use shall be located on a year round maintained municipal road or Provincial highway;
- i) in the Rural designation, new lots created by consent shall be limited to the following:
 - i) two lots per original hundred acre lot;
 - ii) one lot for each 50 acre parcel which existed as of the date of approval of this Plan; and
 - iii) infilling between existing residential lots within 300 metres of each other on the same side of a municipal road or Provincial highway.
- j) the creation of any lot will not have the effect of preventing access to or land locking any other parcel of land.
- k) any lot created by severance in the vicinity of livestock operations shall meet the Minimum Distance Separation formulae and shall demonstrate that the proposed water supply has not been contaminated from agricultural purposes.

7.2 SUBDIVISIONS AND CONDOMINIUMS

7.2.1 Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a plan of subdivision or vacant land condominium shall generally be required. Exceptions to this policy may be considered where there are no residual lands resulting from the development and there is no need to extend municipal services including roads.

7.2.2 In considering a proposed plan of subdivision or condominium, Council shall ensure that all costs associated with the development of the land are borne by the developer.

7.2.3 All roads within a plan of subdivision shall be constructed to Municipal standards and shall be dedicated to the Municipality. Subdivisions for permanent residential purposes within the Communities shall have hard surfaces. Road standards for vacant land condominium developments may be less than those required for municipal roads.

7.2.4 Prior to considering a plan of subdivision or condominium, Council and Planning Board shall require the applicant to submit professional reports addressing the Development Criteria in Section 4 of this Plan.

7.3 PARKLAND DEDICATION

7.3.1 The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands which are unsuitable for parkland development.

7.3.2 Where possible, parkland shall be taken on lands adjacent to a waterbody.

7.3.3 Where the Municipality takes cash in lieu of parkland, the Municipality shall base the amount of cash taken on 5 per cent of the value of the land immediately prior to draft plan approval. Alternatively, the Municipality may pass a by-law to establish standard parkland dedication fees that represent a reasonable estimate of 5 per cent of the value of certain lands prior to the date of draft approval.

8.0 IMPLEMENTATION

The following policies are intended to provide direction for the decisions of Council and the use of By-laws, Regulations and Development Agreements that will implement policies outlined in this Plan.

8.1 ZONING BY-LAW

The policies of this Plan will be implemented through a new comprehensive Zoning By-law adopted under Section 34 of the Planning Act. The implementing By-law shall implement the following policies.

8.1.1 Non-Conforming Uses

Legally existing uses that do not comply with the Land Use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the Development Policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

8.1.2 Temporary Uses

Council may pass a By-law to allow the temporary use of lands that do not comply with the Land Use designations in this Plan provided that:

- i) the temporary use does not require major capital investment or alteration to the existing landscape;
- ii) the proposed use is compatible with surrounding land uses;
- iii) the proposed use does not require the extension of municipal services;
- iv) the developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted; and
- v) the By-law shall specify a maximum time period for the use to be permitted.

8.2 SITE PLAN CONTROL

The Municipality may utilize Site Plan Control to ensure that development in the Municipality is attractive and compatible with adjacent uses. Site Plan Control will be applied to all commercial and industrial development in the Municipality. Where special environmental features are required to mitigate impacts of residential development, the Municipality may use Site Plan Control for residential developments. The entire Municipality shall be designated as a Site Plan Control Area.

Council may delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process.

As a condition of Site Plan approval, Council may require the dedication of lands adjacent to existing roadways in order to ensure that the minimum road allowance of 20 metres is obtained.

8.3 HOLDING PROVISIONS

Council may utilize Holding provisions as provided for under Section 36 of the Planning Act in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of a development. Where Council uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:

- i) a site plan agreement or subdivision agreement as may be required, has been executed between the municipality and the developer;
- ii) all engineering plans and arrangements with respect to municipal services have been completed; and,
- iii) the financial requirements of the municipality have been satisfied.

8.4 PUBLIC MEETINGS

Council shall hold public meetings for planning applications in accordance with the requirements of the Planning Act. However, Council may eliminate the requirement for public Notice of a meeting for an Official Plan Amendment or Zoning By-law Amendment which:

- i) changes section numbers or the order of text but does not add or delete sections;
- ii) consolidates amendments which have previously been approved;
- iii) corrects typographic, grammatical or mapping errors which do not effect the intent or application of the policies or provisions of the plan; and/or

- iv) rewords policies or re-illustrates mapping for the purpose of clarification only without changing the intent or purpose of the policies or mapping.

Council will establish administrative policies for ensuring that Notices of Public Meetings are given in a manner that recognizes the high proportion of seasonal residents in the Municipality.

8.5 MAINTENANCE AND OCCUPANCY BY-LAW

The objective of implementing a Property Maintenance and Occupancy By-law is to maintain property values and the enjoyment of private property. Council may pass a By-law under the Building Code Act to establish minimum standards for:

- i) the physical condition of buildings and structures use;
- ii) the physical condition of lands; and
- iii) the adequacy of sanitary facilities.

8.6 SIGNS

Council may pass a By-law under the Municipal Act to regulate the placement and design of signs in the Municipality. Council may appoint a Committee or a staff person to review proposals for signs and ensure that they meet a high level of design standard and placement in the Municipality. Signs located adjacent to Provincial Highways require the approval of the Ministry of Transportation. The Municipality will seek cooperation from the Ministry of Transportation when dealing with signs adjacent to Provincial Highways.

8.7 AMENDMENTS TO THE PLAN

An amendment to Schedule 'A' or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule 'A' with a view of designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have regard to the following criteria:

- i) the need for the proposed use;
- ii) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;
- iii) the physical suitability of the land for such proposed use;
- iv) the location of the areas under consideration with respect to:

- the adequacy of the existing and proposed roadway system;
 - the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
 - the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval the Ministry of the Environment and Energy, the Medical Officer of Health and any other appropriate authority deemed advisable;
 - the compatibility of such proposed use with uses in the surrounding area;
 - the potential effect of the proposed use on the financial position of the Municipality; and,
- v) the impacts of the proposed use on the natural environment.
- vi) Provincial Legislation and regulations, including but not limited to Section 2 of the Planning Act, and provincial Policies implemented under Section 3 of the Planning Act, including the Provincial Policy Statement and other Provincial policies and guidelines issued from time to time.

8.8 TECHNICAL REPORTS

Where this Plan requires the submission of any technical report, it is the responsibility of the proponent to prepare such reports at their own costs. All technical reports shall be prepared by professionals having the appropriate qualifications to complete the required studies. When Council or Planning Board is reviewing technical reports, they may retain independent experts to undertake a peer review of those reports. The costs of the peer review will be the responsibility of the proponent.

8.9 MONITORING

Following adoption of this Plan, the Clerk shall prepare an annual report outlining how the Plan is being implemented. This report shall include:

- i) the number of lots created in each designation and the proportion of lots created in the Communities in relation to the Rural Areas and the Shoreline Development Areas;
- ii) the number of building permits issued for residential, industrial and commercial buildings;

- iii) a summary of applications for rezoning and amendments to this Plan;
- iv) population growth in the municipality; and
- v) the costs of any changes in the level of services provided by the Municipality as the result of development.

The Municipality will monitor water quality results obtained from all analysis received to determine if any significant changes to water quality as the result of development.

8.10 PLAN REVIEW

Following approval of this Plan by the Ministry of Municipal Affairs and Housing, the Basis, Objectives and Policies of the Plan shall be reviewed at least once every five years at a meeting of Council. Should economic or social changes occur which necessitate an earlier review, or should the monitoring of the Plan identify areas that need further consideration, Council may direct such a review to be undertaken.

The five year review shall consist of an assessment of:

- a) the continuing relevance of the assumptions used to develop this Plan as found in Section 2 the Basis of this document;
- b) the degree to which the objectives of this Plan have been met;
- c) the effectiveness of the policies in the Plan in solving problems and realizing objectives;
- d) the effectiveness of policy guidelines in protecting water quality, heritage resources, natural resources and habitat and the environment within the Municipality; and,
- e) plans and policies of other levels of government.

9.0 INTERPRETATION

9.1 LAND USE DESIGNATIONS

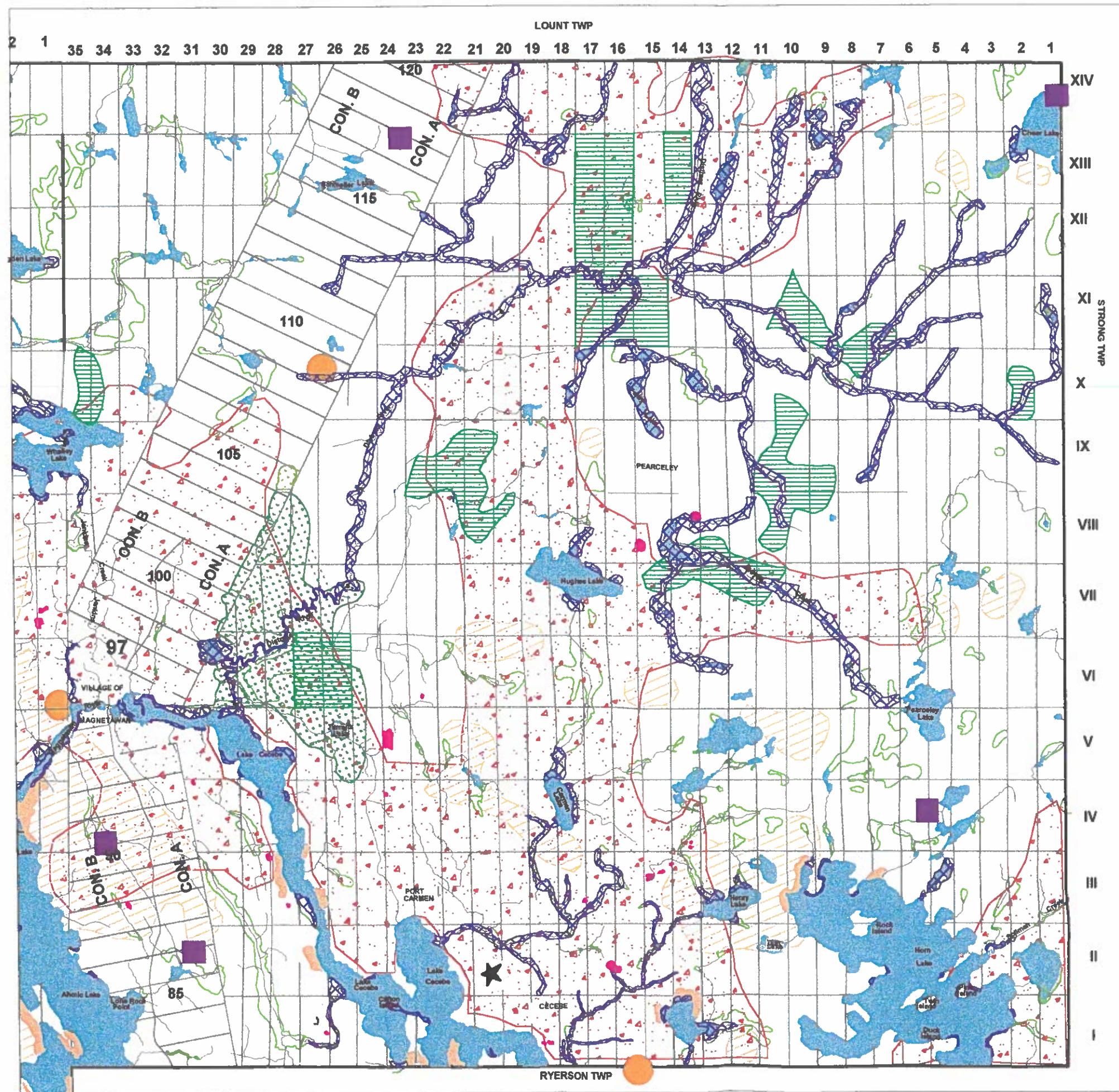
It is intended that the boundaries of the Land Use categories shown on Schedule 'A' of this Plan, shall be considered as general only, and are not intended to define the exact limits of such areas except in the case of roads, railways, and other physical barriers that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.

9.2 USES

Examples of permitted uses as included in this Plan are intended to illustrate a range of activities in each respective land use designation. Specific uses and related regulations shall be defined for land use designations by the implementing Zoning By-law.

9.3 ACCESSORY USES

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



MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

SCHEDULE 'B'-1
(Former Twp. of Chapman)

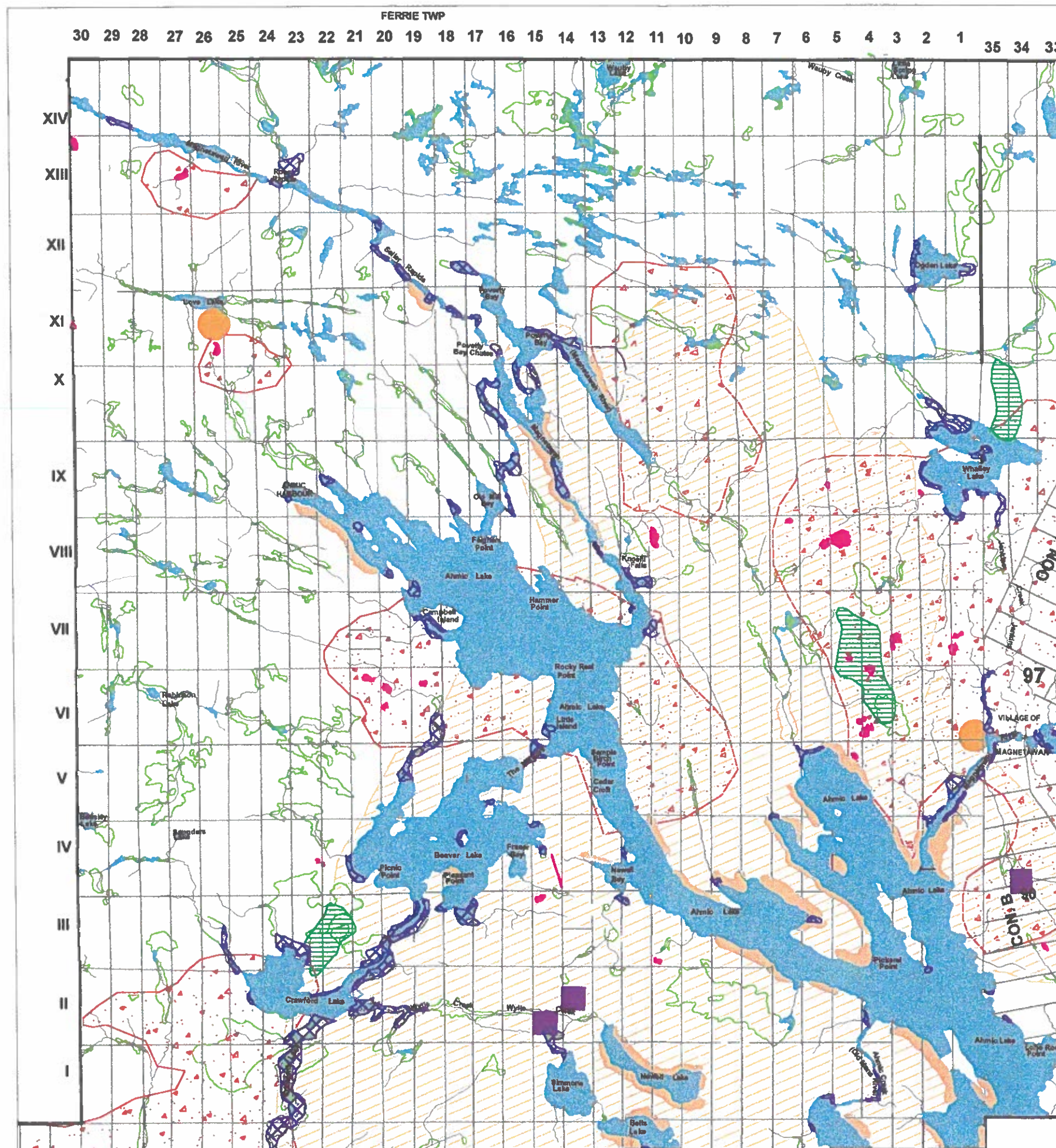
ENVIRONMENTAL RESOURCES

- | | |
|----------------------------------|-----------------------------|
| PROVINCIALY SIGNIFICANT WETLANDS | SIGNIFICANT FLORA AND FAUNA |
| LOCALLY SIGNIFICANT WETLANDS | AGRICULTURAL LAND |
| FISH HABITAT | WASTE DISPOSAL SITE |
| DEER YARD | PITS |
| AGGREGATE & MINERAL RESOURCES | STEEP SLOPES |
| | FORMER MINE SITE |

1.0 km 0.5 0 0.5 1.0 km
SCALE

July 2002





MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

SCHEDULE 'B' -2
(Former Twp. of Croft)

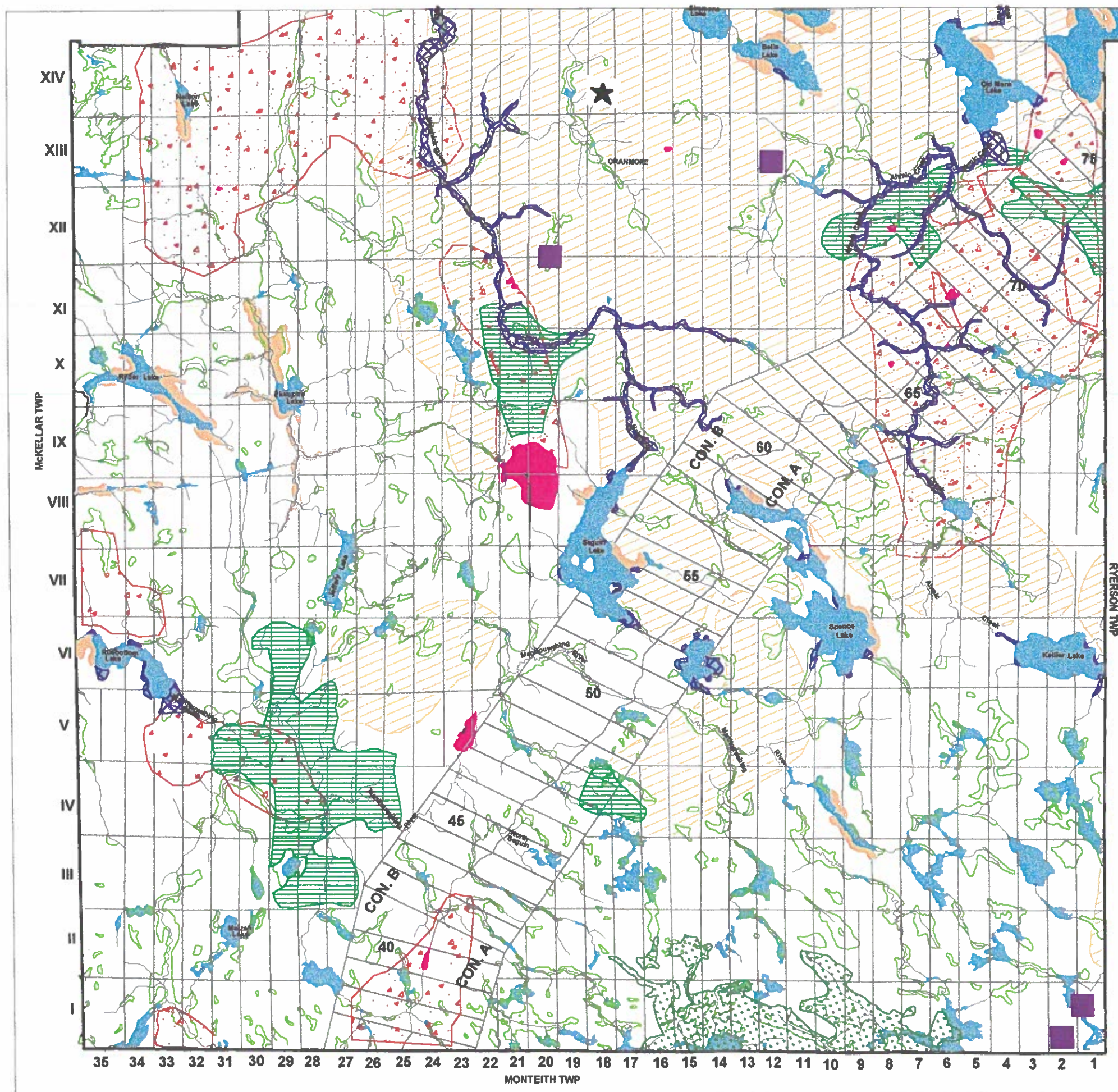
ENVIRONMENTAL RESOURCES

- | | |
|----------------------------------|-----------------------------|
| PROVINCIALY SIGNIFICANT WETLANDS | SIGNIFICANT FLORA AND FAUNA |
| LOCALLY SIGNIFICANT WETLANDS | AGRICULTURAL LAND |
| FISH HABITAT | WASTE DISPOSAL SITE |
| DEER YARD | PITS |
| AGGREGATE & MINERAL RESOURCES | STEEP SLOPES |



July 2002





MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

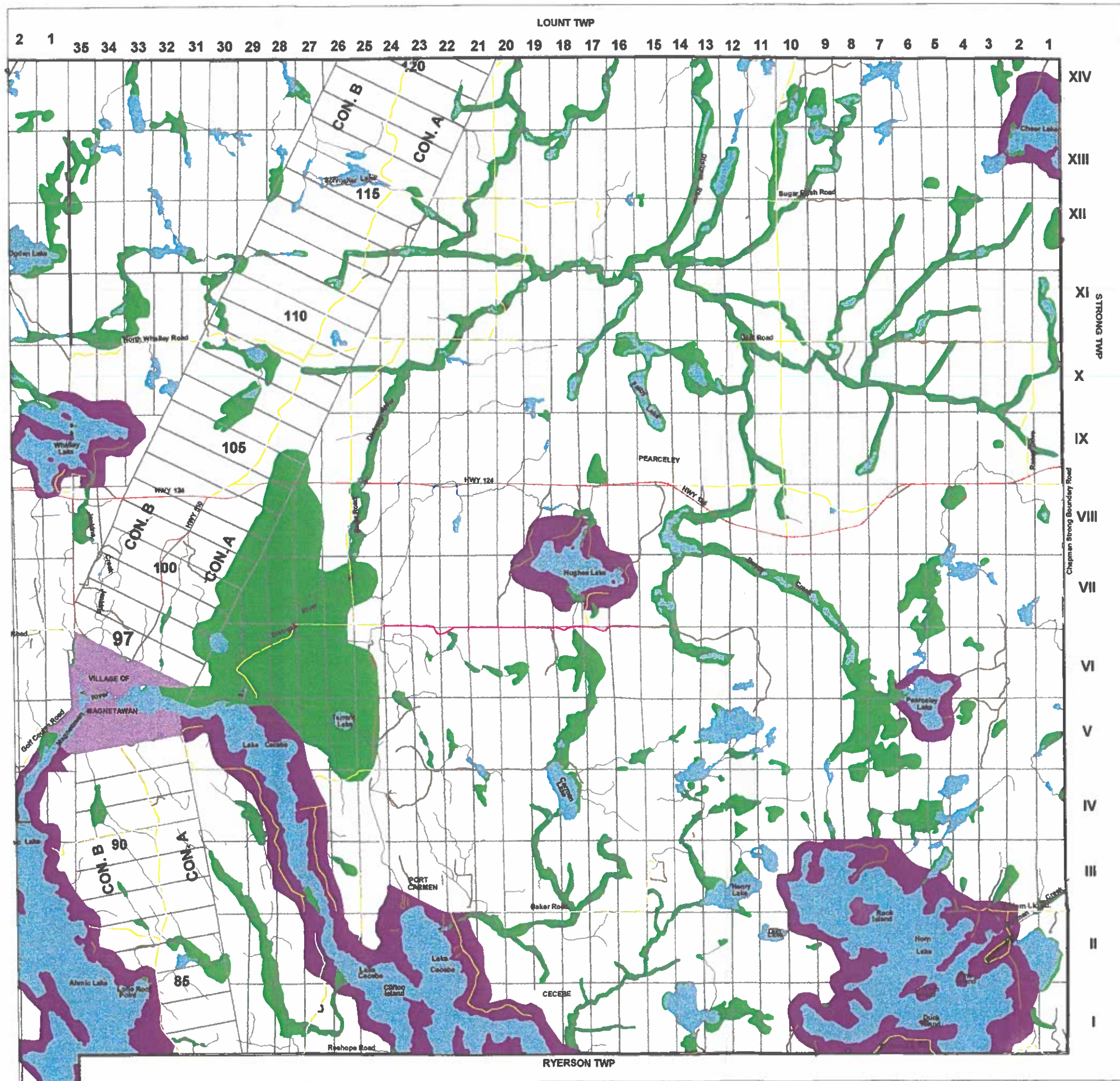
SCHEDULE 'B'-3 (Former Twp. of Spence)

ENVIRONMENTAL RESOURCES

PROVINCIALY SIGNIFICANT WETLANDS	SIGNIFICANT FLORA AND FAUNA
LOCALLY SIGNIFICANT WETLANDS	AGRICULTURAL LAND
FISH HABITAT	WASTE DISPOSAL SITE
DEER YARD	PITS
AGGREGATE & MINERAL RESOURCES	STEEP SLOPES
	FORMER MINE SITE

1.0 km 0.5 0 0.5 1.0 km
SCALE

July 2002



MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

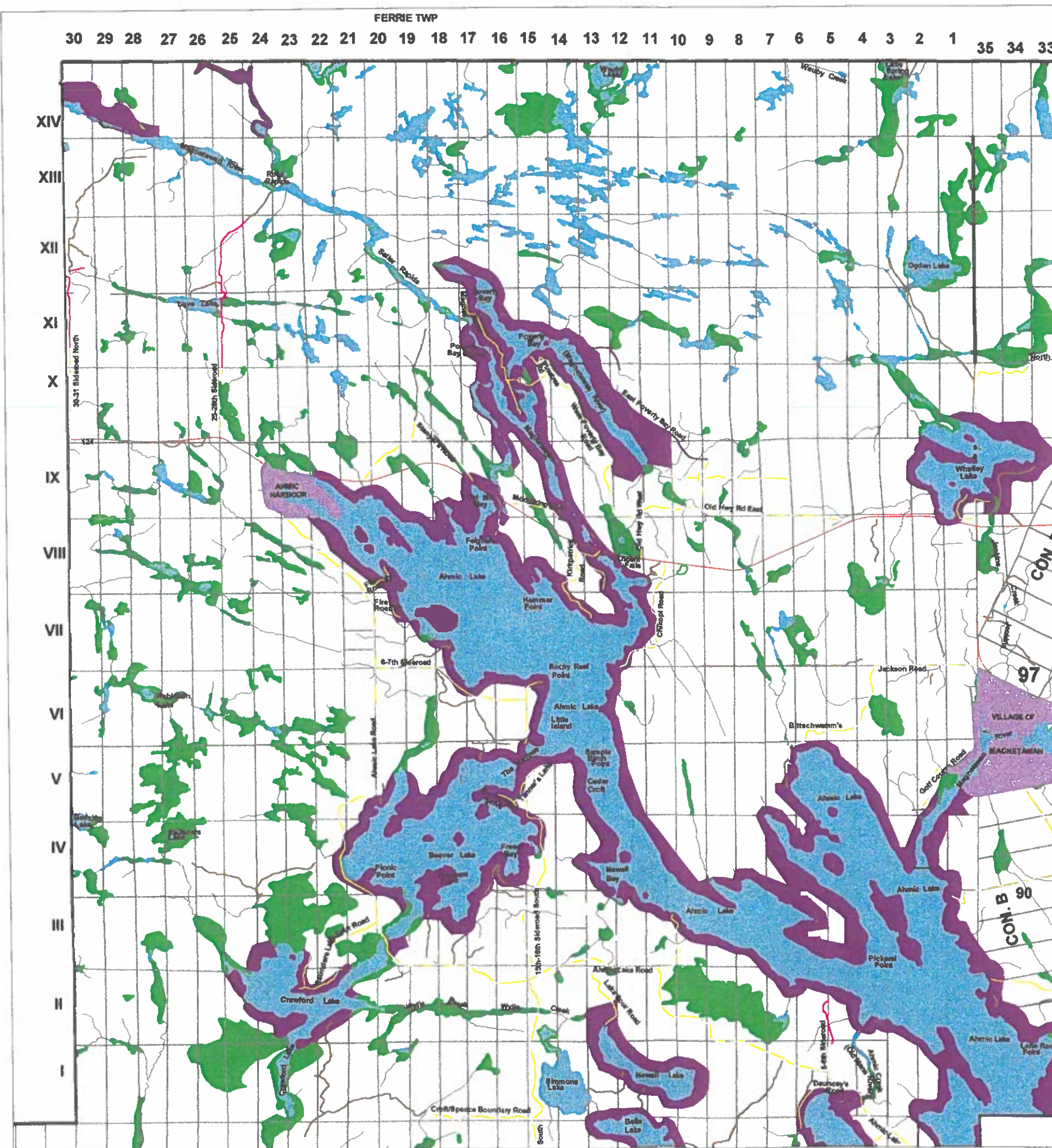
SCHEDULE 'A'-1
(Former Twp. of Chapman)

LAND USE	ROADS
ENVIRONMENTAL PROTECTION	PROVINCIAL HIGHWAY
RURAL	MUNICIPAL ROADS (maintained year round)
SHORELINE	MUNICIPAL ROADS (seasonally maintained)
COMMUNITY	TRAILS



July 2002





MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

SCHEDULE 'A' -2

(Former Twp. of Croft)

LAND USE

- ENVIRONMENTAL PROTECTION
- RURAL
- SHORELINE
- COMMUNITY

ROADS

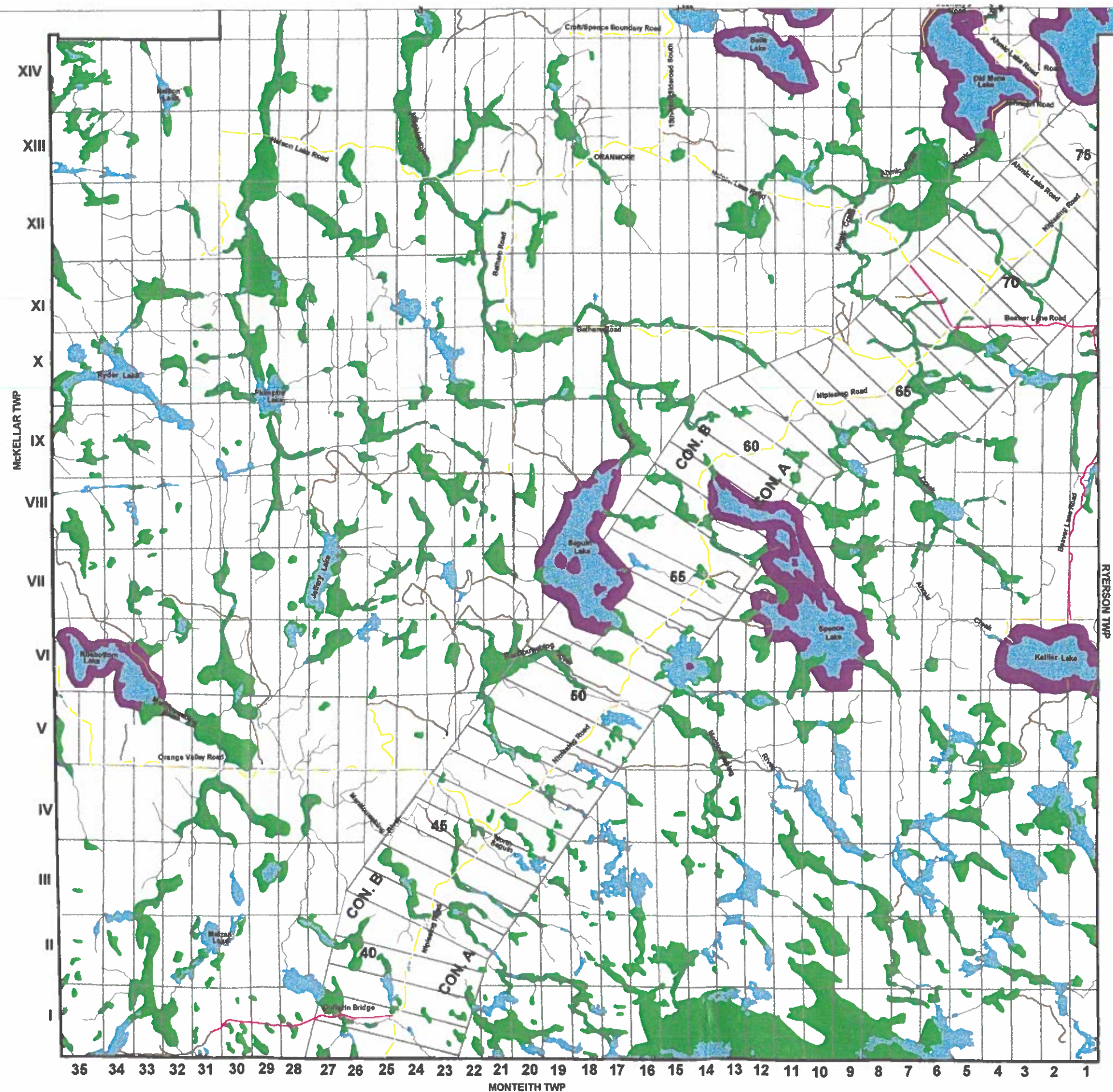
- PROVINCIAL HIGHWAY
- MUNICIPAL ROADS (maintained year round)
- MUNICIPAL ROADS (seasonally maintained)
- TRAILS

1.0 km 0.5 0 0.5 1.0 km

SCALE

July 2002





MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

SCHEDULE 'A'-3
(Former Twp. of Spence)

LAND USE

- ENVIRONMENTAL PROTECTION
- RURAL
- SHORELINE
- COMMUNITY

ROADS

- PROVINCIAL HIGHWAY
- MUNICIPAL ROADS (maintained year round)
- MUNICIPAL ROADS (seasonally maintained)
- TRAILS



July 2002

