



**THE OFFICIAL PLAN FOR  
THE PITTSBURGH PLANNING AREA  
INCLUDING  
AMENDMENT NO. 59 TO THE OFFICIAL PLAN**

**CONSOLIDATION**  
June 30, 2004

City of Kingston  
***PLANNING DIVISION***  
***Planning & Development Services***



## **FOREWORD**

The Official Plan for the Pittsburgh Planning Area was adopted by the Council of the Corporation of the Township of Pittsburgh on June 18, 1973 by By-Law No. 11-73.

The Official Plan for the Pittsburgh Planning Area was approved by the Ministry of Housing on March 28, 1974 and July 19, 1974, and by the Ministry of Municipal Affairs and Housing on January 27, 1986.

Official Plan Amendment No. 59 was a comprehensive update to the Pittsburgh Township Official Plan and was adopted by the Council of the Corporation of the Township of Pittsburgh on July 14, 1997 by By-Law No. 35-97.

Official Plan Amendment No. 59, save and except the Mineral Resource policies, was approved by the Ministry of Municipal Affairs and Housing on May 19, 2004. The Notice of Decision was given on May 20, 2004, and as no appeals were lodged within the 20 day appeal period, Official Plan Amendment No. 59, as approved by the Ministry with modifications, came into force on June 10, 2004.

This consolidated version of the Official Plan dated June 30, 2004 includes all approvals, modifications and approved Amendments to that date.

This consolidation of the Official Plan for the Pittsburgh Planning Area is prepared for convenience. For precise reference please consult the City of Kingston, Department of Planning and Development, Planning Division.

This Foreword is not part of the Official Plan.

**THE OFFICIAL PLAN  
OF THE  
PITTSBURGH PLANNING AREA**

As approved by the Minister of Housing on March 28, 1974 and July 19, 1974 and as further amended by the following:

<u>Amendment No.</u>	<u>Date of Approval</u>	<u>Amendment No.</u>	<u>Date of Approval</u>
1	July 9, 1975	31	February 18, 1982
2	August 25, 1975	32	Repealed
3	November 19, 1975	33	May 16, 1985
4	March 29, 1976	34	May 29, 1987
5	Repealed	35	January 27, 1986
6	May 18, 1976	36	February 16, 1987
7	July 29, 1976	37	Abandoned
8	November 25, 1976	38	July 9, 1986
9	March 31, 1978	39	May 17, 1990
9(A)	August 7, 1980	40	March 30, 1987
10	December 30, 1976	41	September 9, 1987
11	January 9, 1978	42	August 5, 1987
12	October 24, 1977	43	March 15, 1988
13	May 4, 1978	44	January 20, 1988
14	June 5, 1978	45	August 3, 1988
15	July 20, 1978	46	September 14, 1988
16	September 20, 1978	47	November 28, 1988
17	November 16, 1978	48	January 19, 1989
18	July 26, 1978	49	March 23, 1989
19	August 5, 1980	50	June 9, 1989
20	December 11, 1978	51	May 15, 1989
21	May 8, 1980	52	November 9, 1989
21(A)	March 17, 1982	53	April 17, 1990
22	December 21, 1978	54	July 6, 1990
23	March 27, 1979	55	October 30, 1992 & March 24, 1994
24	December 6, 1979	56	January 21, 1993
25	Abandoned	57	October 10, 1995
26	March 13, 1980	58	October 10, 1995
27	Abandoned	59	May 19, 2004
28	April 25, 1980	60	Awaiting Ministerial Approval
29	June 10, 1981	61	June 17, 2003
30	Abandoned	62	September 16, 2003

NOTE: This is an office consolidation prepared for your convenience. The original Official Plan and the Official Plan Amendments noted above should be consulted for accurate reference.

THE CORPORATION OF THE TOWNSHIP OF PITTSBURGH

BY-LAW NUMBER 11-73

The Council of the Corporation of the Township of Pittsburgh in accordance with the provisions of The Planning Act, R.S.O. 1970, and amendments thereto, hereby enacts as follows:

1. The Draft Official Plan of the Pittsburgh Planning Area (adopted by the Corporation of the Township of Pittsburgh on the .....  
....~~2nd~~..... day of ~~October~~....., 197<sup>0</sup>), having been recommended for repeal by the Pittsburgh Planning Board, is hereby repealed.
2. The Official Plan of the Pittsburgh Planning Area, comprising the attached Schedules and explanatory text, which has been recommended by the Pittsburgh Planning Board, is hereby adopted.
3. The Clerk is hereby authorized and directed to make application to the Treasurer of Ontario and Minister of Economics and Inter-governmental Affairs for the approval of this new Official Plan of the Pittsburgh Planning Area.

Enacted and passed this .....<sup>18th</sup>..... day of .....<sup>June</sup>....., A.D., 1973.

*E.C. Swayne*

Signed.....<sup>E.C. Swayne</sup>.....  
Reeve

*C.S. Coffey*

Signed.....<sup>C.S. Coffey</sup>.....(SEAL)  
Clerk

Certified that the above is a true copy of By-law No. <sup>11-73</sup>..... as enacted and passed by the Council of the Corporation of the Township of Pittsburgh on the .....<sup>18th</sup>..... day of .....<sup>June</sup>....., 1973.

.....*C.S. Coffey*.....  
Clerk

Revised: May 23, 1973.

THE CORPORATION OF THE TOWNSHIP OF PITTSBURGH

BY-LAW NO. 35-97

The Council of the Corporation of the Township of Pittsburgh in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

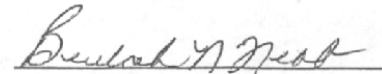
1. Amendment No. 59 to the Official Plan of the Pittsburgh Planning Area, consisting of the attached explanatory text and schedules is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of Amendment No. 59 to the Official Plan of the Pittsburgh Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 14th day of July, 1997.

Signed:

  
Carl Holmberg,  
Reeve

Signed:

  
Beulah No. Webb, C.M.O.  
Clerk

**AMENDMENT NO. 59 TO THE OFFICIAL PLAN  
OF THE PITTSBURGH PLANNING AREA**

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**CONSTITUTIONAL STATEMENT**

**PREAMBLE**

**THE AMENDMENT**

**Date: June 30, 2004**

**AMENDMENT NO. 59 TO THE OFFICIAL PLAN  
OF THE PITTSBURGH PLANNING AREA**

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**CONSTITUTIONAL STATEMENT**  
**AMENDMENT NO. 59 TO THE OFFICIAL PLAN**  
**OF THE PITTSBURGH PLANNING AREA**

PART “A” - **THE PREAMBLE** does not constitute part of this Amendment.

PART “B” - **THE AMENDMENT**, consisting of the following text and attached Schedules, constitutes Amendment No. 59 to the Official Plan of the Pittsburgh Planning Area.

PART “C” - **THE APPENDICES** attached hereto do not constitute part of this Amendment.

## **PART “A” - THE PREAMBLE**

### **1. Clarification**

Only that part of this document entitled PART “B” - THE AMENDMENT constitutes Amendment No. 59 to the Official Plan of the Pittsburgh Planning Area.

### **2. Purpose of Amendment No. 59**

The general purpose of Amendment No. 59 is to update the Official Plan for the Township of Pittsburgh.

The Township's Official Plan was first adopted more than 20 years ago and has been amended more than 50 times.

This update replaces all of the current policies except those that apply specifically to the Rideau Community and St. Lawrence Community.

Rideau Community policies were recently adopted and require only minor changes. The St. Lawrence Community policies date back to the late 1970's and require more detailed secondary planning before being modified. Council has opted not to carry out secondary planning at this time for the St. Lawrence Community.

### **3. Location of Amendment No. 59**

This amendment applies to the entire Township of Pittsburgh.

### **4. Basis of Amendment No. 59**

See attached Background documentation, Appendices I and II.

## **PART "B" - THE AMENDMENT**

### INTRODUCTORY STATEMENT

All of this part of the document entitled Part "B" - The Amendment, consisting of the following text and attached schedules, constitutes Amendment No. 59 to the Official Plan of the Pittsburgh Planning Area.

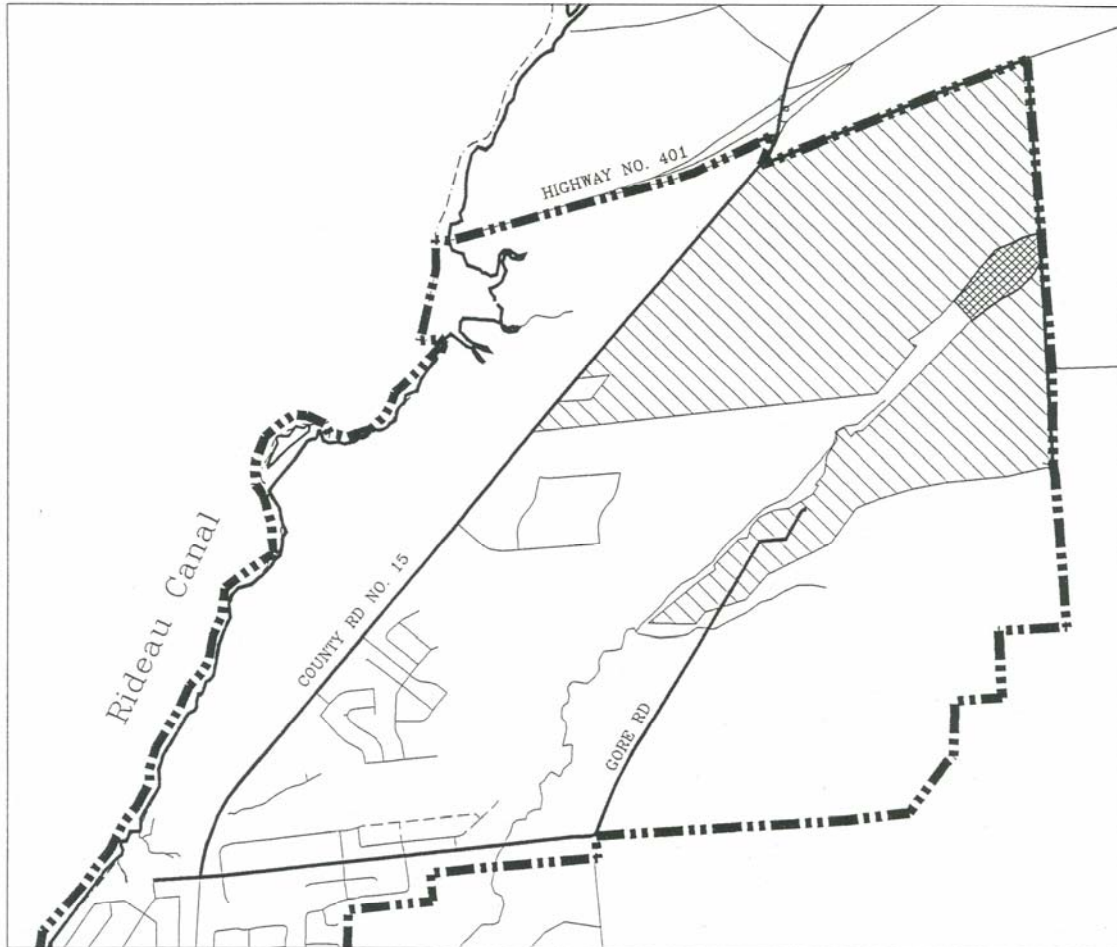
### DETAILS OF THE AMENDMENT

1. The Official Plan for the Township of Pittsburgh as approved by the Ministry of Housing on March 28, 1974, and all subsequent amendments thereto, is hereby repealed except as follows:
  - (a) Section 3(4A)(c)(i);
  - (b) Section 3(9)(a)(ii);
  - (c) Sections 3(9)(b)(i), (iii), (iv), and (v);
  - (d) Section 3(14);
  - (e) Section 5(6);
  - (f) Section 5(7);
  - (g) Schedules 'D' and 'E'; and,
  - (h) Schedule 'D1'.
  
2. The following parts of the Sections described in 1 (a) and 1 (e) above are hereby deleted:
  - (a) In Section 3(4A)(c)(i), the words "Notwithstanding Section 6(4)(b)(ii) hereof to the contrary,";
  - (b) In Section 5(6), first paragraph, the words "Details regarding the development of the Village Centre and the Neighbourhood Centre can be found in Appendix 1 to this Amendment.";
  - (c) In Section 5(6)(b), the first two paragraphs;
  - (d) In Section 5(6)(b)(i), the first paragraph;
  - (e) In Section 5(6)(b)(ii)(2)(c), first paragraph, the words "and Sections 3(9)(a)(i), (ii), (iii), (iv), and (v)";
  - (f) In Section 5(6)(b)(iii), the first two paragraphs and the words "as defined above' in the third paragraph;
  - (g) Section 5(6)(b)(iv), except for Section 5(6)(b)(iv)(3)(a);
  - (h) Section 5(6)(b)(ix);
  - (i) Section 5(6)(b)(i)(3)(b);
  - (j) Section 5(6)(b)(iii)(2)(i);
  - (k) In Section 5(6)(b)(x), the second paragraph, the words 'Notwithstanding the provisions of Section 3(10)(a)(i),';

**PART "B" - THE AMENDMENT (Cont'd)**

- (l) In Section 5(6)(b)(x), the third paragraph, the words 'Notwithstanding the provisions of Section 3(10)(a)(iii),'; and,
  - (m) In Section 5(6)(b)(xi)(3), the second paragraph, the words 'Section 5(6)(b)(iv)(2), clauses (h), (i), and (j) and'.
3. Schedule 'D' of the Official Plan is hereby amended by redesignating the hatched area outlined in heavy black lines from "Agricultural" and "Environmental Protection Area" to 'Rural" as shown on Schedule 'A' attached hereto.
  4. Schedule 'E' of the Official Plan is hereby amended by redesignating the hatched area outlined in heavy black lines from "Environmental Protection Area" to "Special Industrial" as shown on Schedule 'B' attached hereto.
  5. The Official Plan is hereby amended by the addition of the Maps and explanatory text contained in Schedule 'C' attached hereto.

Schedule "A"  
Official Plan Amendment No. 59



Change from Agricultural  
to Rural



Change from EPA  
to Rural



1:25,000  
July 7, 1997

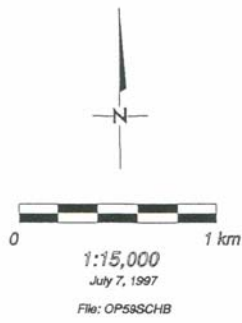
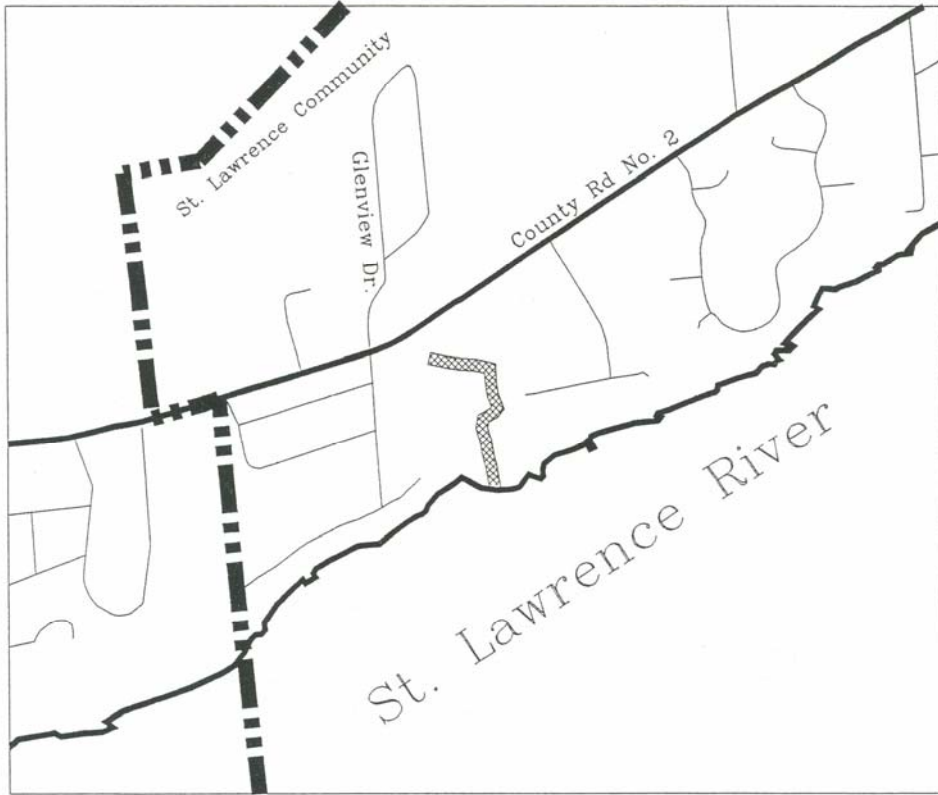
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This is Schedule "A" to By-Law No. 35-97  
passed on the 14th day of July, 1997.

Reeve


*Brent D. Nease*  
Clerk Seal


Schedule "B"  
Official Plan Amendment No. 59



 Change from EPA to  
Special Industrial

This is Schedule "B" to By-Law No. 35-97  
passed on the 14th day of July, 1997.

  
\_\_\_\_\_  
Reeve

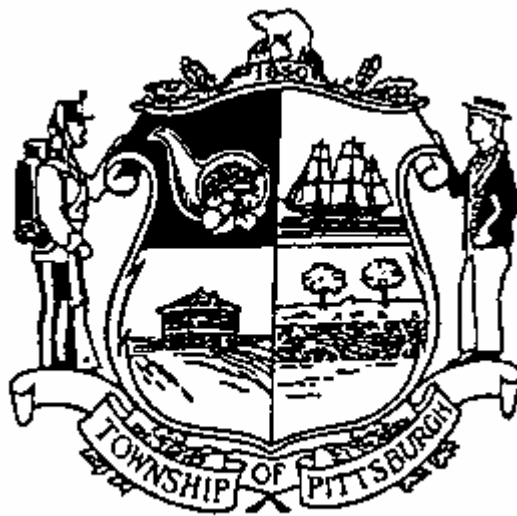
  
\_\_\_\_\_  
Clerk

Seal

**Schedule “C”**

**Official Plan Amendment No. 59  
With the Consolidated Official Plan  
For the Pittsburgh Planning Area**

# The Official Plan for the



## Pittsburgh Planning Area (including Official Plan Amendment No. 59)

REVISED: JULY 14, 1997  
REVISED AND CONSOLIDATED: APRIL 14, 2000  
REVISED AND CONSOLIDATED: JANUARY 1, 2004  
REVISED AND CONSOLIDATED: JUNE 30, 2004



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**FOREWORD****Organization of the Official Plan**

The Official Plan consists of both text and maps.

Section 1 of the text presents the basic vision that guided the development of the policies which follow. Section 1 of the Plan is not considered part of the Official Plan.

Section 2, A-K, consists of policies for eleven land use designations. The Maps at the end of the Official Plan show where these policies apply.

Section 2, D, L-R, T, U and X contains general policies that apply in addition to the land use designation policies of A-K, S, V, and W.

The urban portion of the Pittsburgh Planning Area has been divided into four planning areas. Section 3 contains general policies and land use designation policies for the Rideau, St. Lawrence, Barriefield and CFB Kingston Areas.

The policies in Section 4, Infrastructure, apply throughout Pittsburgh and deal with roads and water supply and sewer/septic systems.

The Official Plan is implemented through By-laws and other policies approved by Council. Section 5 contains policies dealing with implementing By-laws and interpretation of the Official Plan.

## SECTION 1 - INTRODUCTION

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### 1A PURPOSE OF THE PLAN

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The purpose of the Official Plan for the Pittsburgh Planning Area is to provide a comprehensive policy framework to guide and manage growth and other physical changes in the community. The Official Plan is also intended to provide the basis for decisions on development proposals and co-ordinating both public and private actions by defining the relationship between land uses and municipal services.

The Official Plan contains detailed policies relating to the distribution of land uses and infrastructure, resource development, servicing program and community development guidelines. It also defines the means to protect and enhance the resources of the community such as agricultural lands, environmental areas or aggregates. Criteria for the evaluation of development proposals in relation to the long-term objectives of the community are identified. The policies of this Official Plan have been prepared with regard to the requirements of the Provincial Policy Statements as amended.

The Official Plan is intended to guide development in the Pittsburgh Planning Area for a twenty year period extending from 1995-2015. This planning horizon does not apply to the St. Lawrence Community. The Township will, at regular intervals of not more than every five years, examine whether its goals and objectives remain realistic, and whether its policies continue to provide adequate guidance to achieve these goals and objectives.

### 1B VISION

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Pittsburgh is a mix of urban and rural areas. The rural areas are to maintain their rural ambience by limiting severances in the Agricultural and Rural designations.

Much of the rural area growth is to be directed to the Hamlets of Codes Corners, Joyceville and Brewers Mills.

Farm operations are to be made more viable by allowing farm-related commercial and industrial uses.

Environmental areas have been mapped and are to be protected through the Environmental Protection Area and Environmental Resource Area designations.

The urban area has been broken down into four planning areas - Rideau, St. Lawrence, Barriefield and CFB Kingston.

Each planning area has its own characteristics and provides a unique environment for its residents.

A priority has been placed on acquiring waterfront lands for public use in both urban and rural areas and the development of pedestrian and cycling pathways throughout Pittsburgh.

## SECTION 1 - INTRODUCTION

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The Village Centre (south east corner of Gore Road and County Road No. 15) is to become the commercial and institutional core of Pittsburgh.

Industrial areas are found in both urban and rural locations. A special commercial/industrial area at Joyceville Road and Highway No. 401 is intended to provide an area for large scale retail uses.

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### 1C GOALS

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The goal of the Pittsburgh Official Plan is to address land use issues in a fashion that will result in the orderly planned growth of the community in both the urban and rural areas.

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## SECTION 2 – LAND USE

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### 2A RURAL

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The Rural designation reflects areas of Pittsburgh where the suitability of the land to sustain agricultural activities is not as great as other areas of the community. While agriculture is important and is a viable activity in Rural areas, other uses are permitted in these areas.

#### 2A.1 OBJECTIVES

To provide a policy framework which promotes and protects the long term growth and viability of existing agricultural activities.

To ensure that development is located where the impact on agriculture uses will be minimal.

#### 2A.2 POLICIES

2A.2.1 Lands designated Rural are intended primarily for agricultural purposes as identified by Section 2B.2.1 of this Plan. Other uses permitted shall include secondary agricultural uses as identified by Section 2B.2.3 of this Plan, small-scale commercial and industrial uses, infrastructure facilities, forestry, recreation, conservation, residential uses accessory to the above permitted uses, limited non-farm rural residential development, and existing churches.

2A.2.2 Small-scale commercial and industrial uses that serve or are related to farming and the rural economy may include such uses as farm implement sales or service establishments, farm supplies and produce outlets, feed and grain drying or storage, milk collection, stock yards or sales barns, abattoirs, welding shops, woodworking shops or commercial kennels. In addition to the provisions of Section 2A of this Plan, the development and zoning of small-scale commercial and industrial uses are subject to the following:

- are to be located wherever possible on the least productive lands,
- shall be placed in a separate zoning category in the Zoning By-law;
- only uses that involve a limited numbers of employees will be permitted;
- an accessory residential dwelling is located on the same lot as the small-scale commercial or industrial use and provided that no severance shall be permitted for the residential use; and
- provisions for adequate off-street parking, loading facilities, buffering and setbacks will be provided.

2A.2.3 All new farm and non-farm development shall comply with the Minimum Distance Separation formulae, as amended from time to time.

2A.2.4 Secondary agricultural, small-scale commercial and industrial uses are to be compatible with and not hinder surrounding agricultural operations.

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## SECTION 2 – LAND USE

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2A.2.5 Where the appropriate environmental approvals for private individual on-site sewer and water services are obtained, an apartment dwelling unit may be permitted within a single detached dwelling.

2A.2.6 Recreation uses, including recreational or health clubs such as equestrian centres, rod and gun clubs, winter sports clubs and facilities, golf courses or other similar uses requiring large land areas, a rural environment, but which are non-intensive in terms of trade and do not provide overnight accommodation to the public and do not hinder adjacent farming operations, may be permitted by amendment to the Zoning By-law.

### 2A.3 LOT CREATION

2A.3.1 The creation of new lots for agricultural uses may be permitted provided that the parcel to be severed and the parcel to be retained are:

- both for agricultural uses; and
- of a size appropriate for the type of agricultural uses common in the area; and
- of an appropriate size to maintain flexibility for future changes in the type or size of agricultural operation.

2A.3.2 The creation of a new lot for small-scale commercial or industrial uses or infrastructure facilities may be permitted subject to Section 4D of this Plan and the following:

- there are no adverse effects on adjacent agricultural activities;
- the lot being located on the least productive lands; and
- a minimum lot size of 1.0 hectares.

2A.3.3 The creation of new lots for secondary agricultural uses are not permitted.

2A.3.4 The creation of a new residential farm retirement lot may be permitted where a full-time farmer of retirement age who is retiring from active working life was farming on January 1, 1994 and has owned and operated the farm operation for a substantial number of years. Only one such lot shall be permitted from a farm operation.

2A.3.5 The creation of a new residential lot may be permitted for an existing residence that is rendered surplus as a result of a farm consolidation which involves the acquisition of additional farm parcels to be operated as one farm operation.

2A.3.6 The creation of a new residential lot may be permitted for one of two or more existing farm residences built prior to 1978 and surplus to the farm property on which they are located.



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## SECTION 2 – LAND USE

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2A.3.7 Parcels of land may be severed for non-farm residential purposes provided no more than three non-farm residential severances are obtained from any land holding and that only two such severances shall be permitted for a land holding that consisted of less than approximately 120 hectares on March 17, 1982.

2A.3.8 Where a lot is created for residential purposes in accordance with the policies of Section 2A of this Plan, the following criteria shall also apply:

- should be located in such a manner as to least disrupt the farm operation and should use wherever possible, the area of least productive land;
- the minimum lot size shall be approximately 1.0 hectares in order to accommodate private individual on-site sewer and water services and shall comply with the policies of Section 4D of this Plan;
- new residential lots shall comply with the Minimum Distance Separation formulae, as amended from time to time; and
- In order to prevent incompatibility between sensitive uses and aggregate extraction operations, sensitive uses on lands designated Rural will generally be separated from lands designated Aggregate Resources by the following distances:
  - 150 metres from a pit operation above the water table;
  - 300 metres from a pit operation below the water table;
  - 300 metres from all aggregate reserve areas; and
  - 500 metres from a quarry operation.
- In order to prevent incompatibility between sensitive land uses and mineral extraction operations, sensitive uses on lands designated Rural will generally be separated from lands designated Mineral Resource Extraction by the following distance(s):
  - 500 metres from a mineral extraction operation.

These separation distances may be altered to reflect site-specific conditions related to such matters as land use compatibility, ground water, noise, dust, vibration, and other appropriate matters without amendment to this Plan. Separation distances will be reflected in the Zoning By-law.

### 2A.4 SITE-SPECIFIC POLICIES

#### 2A.4.1 Part of Lot 15, Concession V

Notwithstanding Sections 2A.2 and 2A.3 hereof to the contrary, the lands located in part of Lot 15, Concession V having a total frontage of 379.11 metres on the north side of Highway No. 15 and a total area of 2.76 hectares, shall be developed in accordance with the following policies:

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## SECTION 2 – LAND USE

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- the uses permitted shall include six existing dwelling units contained within two semi-detached dwellings and two single detached houses;
- the creation of a maximum of four new lots, designed to accommodate the four existing buildings, shall be permitted, by way of severance, provided that each lot has a minimum lot area of not less than 0.6 hectares;
- access to Highway 15 shall be limited to the three existing driveways; and
- each new lot shall be serviced by a private individual sewer and water service.

### 2A.4.2 **Part of Lot 20, Concession 2**

For the lands located in part of Lot 20, Concession 2 with a frontage of 201 metres along the south side of Middle Road and an area of approximately 3 hectares, no development shall be permitted below a minimum elevation of 77.8 metres (Geodetic Survey of Canada Datum).

### 2A.4.3 **Part of Lot 1, Concession 4**

Notwithstanding the provisions of Section 2A.3.8 and Section 2A.3.9 hereof to the contrary, the lands located on the south side of Isle of Man Road in part of Lot 1, Concession 4 which are described as Parts 2, 3, 4 & 5 on Reference Plan 13R-5301, shall be developed in accordance with the following policies:

- the development of the lands shall be by registered plan of subdivision, with each lot having a minimum area of not less than 0.6 hectares;
- the uses permitted shall be single detached dwellings;
- each new lot shall be serviced by private individual on-site sewer and water services;
- each new lot shall have frontage on a road which has been developed to the standards of the Township; and
- there shall be no development, including the erecting of any dwelling or other structure, or any shoreline alteration, permitted below a minimum elevation of 89.2 metres (Geodetic Survey of Canada Datum).

### 2A.4.4 **Former Hamlet**

Notwithstanding Section 2A.3.7 hereof to the contrary, the lands identified as Former Hamlet on Map No. 3 - Constraint Areas of this Plan, shall be subject to the following policy:

- parcels of land may be severed for non-farm residential purposes provided no more than three non-farm residential severances are obtained from any land holding and that only two such severances shall be permitted for a land holding that consisted of less than approximately 120 hectares on May 1, 1997.

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## SECTION 2 – LAND USE

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### 2A.4.5      **Part of Lot 13, Concession 2**

Notwithstanding the provisions of Section 2A.2 hereof to the contrary, the lands located at the northwest corner of Lot 13, Concession 2, also known as 1999 Middle Road, consisting of approximately 0.2 hectares may be used as a retail pet shop and a single dwelling.

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## **2B            AGRICULTURAL**

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The Agricultural designation reflects areas of Pittsburgh where the suitability of the land to sustain agricultural activities is greater than other areas of the Pittsburgh Planning Area. Agricultural activities remain an important component of the economic and social fabric of the Pittsburgh. The Agricultural designation is intended to protect, preserve and maintain the viability of these areas to sustain agricultural operations and activities.

### **2B.1        OBJECTIVES**

- 2B.1.1      To provide a policy framework which promotes the long term preservation and growth of agricultural activities.
- 2B.1.2      To preserve prime agricultural lands for present and future agricultural purposes.
- 2B.1.3      To minimize land use activities which will conflict with agricultural activities.

### **2B.2        POLICIES**

- 2B.2.1      Lands designated Agricultural are intended primarily for agricultural purposes and may include such activities as growing crops, including nursery and horticultural crops; green houses; raising of livestock and other animals for food or fur, including poultry and fish, aquaculture; agroforestry; maple syrup production; and associated on-farm buildings and structures including a residential dwelling.
- 2B.2.2      Agriculture-related uses including farm related commercial and farm related industrial uses that are small scale and are directly related to the farm operation and are required to be located in close proximity to the farm operation, are permitted.
- 2B.2.3      Secondary agricultural uses that are incidental to the farm operation, including home occupations, home industries, and uses that provide value-added agricultural products from the existing farm operation on the property are permitted.

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## SECTION 2 – LAND USE

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- 2B.2.4 Proposed agriculture-related and secondary agricultural uses will be compatible with, and will not hinder, surrounding agricultural operations.
- 2B.2.5 All new farm-related development shall comply with the Minimum Distance Separation formulae, as amended from time to time.
- 2B.2.6 Where the appropriate environmental approvals for private individual on-site sewer and water services are obtained, an apartment dwelling unit may be permitted within a detached single dwelling.
- 2B.2.7 All buildings or structures should be located where their impact on agricultural uses will be minimal.
- 2B.2.8 An additional residential structure for farm help required for the farm operation may be permitted if grouped with existing farm structures. A severance to create a new residential lot upon which this additional residential structure is located shall not be permitted.
- 2B.2.9 Notwithstanding the provisions of Section 2B, hereof, the lands described as being part of Lots 37 and 38, Concession 7 may be used as an airport and secondary uses related to its function as an airport are permitted.

### 2B.3 LOT CREATION

- 2B.3.1 The creation of new lots for agricultural uses may be permitted provided that the parcel to be severed and the parcel to be retained are:
- both for agricultural uses; and
  - of a size appropriate for the type of agricultural uses common in the area; and
  - of an appropriate size to maintain flexibility for future changes in the type or size of an agricultural operation.
- 2B.3.2 The creation of new lots for agriculture-related uses and secondary agricultural uses are not permitted.
- 2B.3.3 The creation of a new residential farm retirement lot may be permitted where a full time farmer of retirement age who is retiring from active working life was farming on January 1, 1994 and has owned and operated the farm operation for a substantial number of years. Only one such lot shall be permitted from a farm operation.
- 2B.3.4 The creation of a new residential lot may be permitted for an existing residence that is rendered surplus as a result of a farm consolidation which involves the acquisition of additional farm parcels to be operated as one farm operation.

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## SECTION 2 – LAND USE

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2B.3.5 The creation of a new residential lot may be permitted for one of two or more existing farm residences built prior to 1978 and surplus to the farm property on which they are located.

2B.3.6 For the farm-related residential lots outlined in 2B.3.3, 2B.3.4 and 2B.3.5, the following additional policies shall apply:

- new residential lots should be located in such a manner as to least disrupt the farm operation and should use, wherever possible, the area of least productive land;
- the minimum lot size shall be 1.0 hectares in order to accommodate private individual on-site sewer and water services and shall comply with the policies of Section 4D of this Plan;
- new residential lots shall comply with the Minimum Distance Separation formulae, as amended from time to time; and
- In order to prevent incompatibility between sensitive uses and aggregate extraction operations, the creation of a farm related residential lot on lands designated Agricultural will generally be separated from lands designated Aggregate Resources by the following distances:
  - 150 metres from a pit operation above the water table;
  - 300 metres from a pit operation below the water table;
  - 300 metres from all aggregate reserve areas; and
  - 500 metres from a quarry operation.
- In order to prevent incompatibility between sensitive land uses and mineral extraction operations, the creation of farm related residential lots on lands designated Agricultural will generally be separated from lands designated Mineral Resource Extraction by the following distance(s):
  - 500 metres from a mineral extraction operation.

These separation distances may be altered to reflect site-specific conditions related to such matters as compatibility, ground water, noise, dust, vibration, and other appropriate matters without amendment to this Plan. Separation distances will be reflected in the Zoning By-law.

2B.3.7 New lots for infrastructure purposes for such uses as utility boxes shall be permitted where the facility cannot be accommodated through the use of easements or rights-of-way.

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**2C      AGGREGATE RESOURCES**

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The Aggregate Resources designation reflects those areas of the Township where aggregate extraction is occurring or where deposits of mineral aggregates of sufficient quantity and quality exist to warrant their protection for future or current extraction. It is important that aggregate resources be protected in order to ensure their availability at a reasonable cost for present and future development needs (i.e. roads or buildings). It is equally important that these resources be extracted in a manner that is sensitive to the environment and community and that exhausted pits and quarries are rehabilitated.

**2C.1      OBJECTIVES**

- 2C.1.1      To provide a policy framework which ensures the availability of aggregate resources for current and future needs.
- 2C.1.2      To protect existing and future aggregate reserves and operations from all incompatible land use activities.
- 2C.1.3      To ensure that aggregate operations occur in a manner that minimizes their impact on adjacent land uses, areas and the environment.
- 2C.1.4      To ensure the rehabilitation of aggregate extraction areas.

**2C.2      POLICIES**

- 2C.2.1      Lands designated Aggregate Resources are intended primarily for quarrying and the extraction of sand, gravel and other aggregates. Associated operations such as crushing, blending, screening, washing, aggregate storage (stock piling), aggregate recycling operations, weigh scales, asphalt manufacture, and concrete batching may be permitted as accessory to an active aggregate extraction operation.
- 2C.2.2      Lands designated Aggregate Resources may also be used for agriculture, forestry, conservation and recreation purposes provided that these uses will not inhibit the use of the land for extractive operations in the future and that no new residential uses accessory to the above are permitted.
- 2C.2.3      The creation of a new lot for residential purposes in areas designated Aggregate Resources shall not be permitted.
- 2C.2.4      Other land use activities, particularly sensitive land uses such as residential uses, proposed to be developed within land use designations abutting an Aggregate Resources designation, shall be generally separated from lands designated Aggregate Resources by the following distances:

## SECTION 2 – LAND USE

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- 150 metres from a pit operation above the water table;
- 300 metres from a pit operation below the water table;
- 300 metres from all aggregate reserve areas; and
- 500 metres from a quarry operation.

These separation distances may be altered to reflect site-specific conditions related to such matters as land use compatibility, ground water, noise, dust, vibration, and other appropriate matters without amendment to this Plan. Separation distances will be reflected in the Zoning Bylaw.

- 2C.2.5 Aggregate extractive operations must satisfy the requirements of the appropriate approval authority as to water supply, disposal of liquid wastes, noise abatement measures and control of air pollution.
- 2C.2.6 Pumping of water or water diversions will not be permitted in any aggregate extraction operation unless approval, when required, is obtained from the appropriate approval authority.
- 2C.2.7 All aggregate extraction operations must comply with the provisions of the Aggregate Resources Act, and its Regulations as amended.
- 2C.2.8 All aggregate extraction operations must be fenced and signed according to Provincial legislation.
- 2C.2.9 In recognizing the requirements and role of the Aggregate Resources Act, the general principles to be considered in the development and zoning of areas for aggregate extraction are as follows:
- existing licensed pits and quarries shall be zoned accordingly in the Zoning By-law;
  - the conditions under which the proposed pit or quarry will operate;
  - the routes to be used by haulage trucks;
  - the location of entrances/exits;
  - the timing and scale of blasting for quarry operations;
  - the landscaping, buffering or other physical features to provide effective visual screening of the pit or quarry from adjacent lands;
  - the drainage of the site;
  - the existing and proposed final grades of excavation and excavation setbacks;
  - the use of all of the subject lands and the location, dimensions and use of all buildings or structures existing or proposed on the subject lands;
  - the operational plan for the lands, road plans, any water diversion or storage and the location of material stockpiles; and
  - the proposed rehabilitation of the property physically, progressive rehabilitation and the end use.

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- 2C.2.10 All aggregate extractive operations shall be rehabilitated once the resource extraction operation is complete. Rehabilitation of lands should occur in a progressive manner where feasible. Final rehabilitation of the lands should address public health, safety and environmental considerations. Upon closure of a site, agriculture, conservation, forestry, recreation and open space uses are permitted.

### 2C.3 AMENDMENTS TO THE OFFICIAL PLAN

- 2C.3.1 When considering amendments to the Plan for the removal of the Aggregate Resources designation from the lands, Council will consider the following:

- the submission of appropriate data, prepared by a competent authority demonstrating that an aggregate resource use is not feasible;
- that the proposed use serves a greater long-term Provincial interest than does a resource use;
- that the proposed use addresses public health, public safety, and environmental issues; and
- that the proposed non-extractive use will not hinder the accessibility or operation of any adjacent aggregate resources or sites.

- 2C.3.2 When considering amendments to the Plan for the establishment of new aggregate resource areas or the expansion or enlargement of aggregate resource areas, Council will consider the following:

- the size, scale and nature of the proposed use;
- the compatibility of the proposed use with adjacent existing and planned land uses and designations;
- the accessibility of the proposed site with respect to road patterns and traffic volumes;
- the location of routes to be used by haulage trucks and their impact on communities or residents along those routes, and on the transportation systems;
- the location of the proposed site and its impact on adjoining communities;
- the ability of the proposed use to preserve the scenic beauty and amenity of the area;
- a detailed landscaping, screening, and buffering plan;
- an environmental impact assessment, if deemed necessary;
- information that demonstrates that the proposed use will not adversely affect ground water quality or quantity;
- information that demonstrates that surface water and drainage will not be adversely affected; and
- a site development analysis detailing the property's dimensions, topography, soils, surface and ground water characteristics.



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## SECTION 2 – LAND USE

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### 2D ENVIRONMENTAL POLICIES

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The Environmental Policies are intended to recognize those lands having inherent environmental hazards and those lands which have significant natural heritage values requiring protection by Provincial Policy. Accordingly, the Environmental Policies of this Plan will apply to those lands with poor drainage, organic soils, that are subject to flooding, erosion or have steep slopes, that are provincially significant wetlands or are significant areas for endangered and threatened species or have other conditions which place constraints on development and may or may not be shown on the land use schedules as Environmental Protection Area.

#### 2D.1 GENERAL ENVIRONMENTAL POLICIES

- 2D.1.1 It will be an objective of this Plan to direct development away from areas having inherent environmental hazards such as flood susceptibility, erosion, steep slopes, or other physical condition which, under certain conditions, could endanger human life and property.
- 2D.1.2 Lands adjacent to the St. Lawrence River and Rideau Canal and other stream systems in the Township may be subject to flooding and erosion hazards. Setbacks may be required from such hazards, and shall be subject to the approval of the Cataraqui Region Conservation Authority or Ministry of Natural Resources.
- 2D.1.3 Development proposals along water bodies and watercourses are to take into consideration flood inundation, wave up-rush, and erosion hazards as identified by the Cataraqui Region Conservation Authority or Ministry of Natural Resources. Development will generally not be permitted within or adjacent to hazardous lands.
- 2D.1.4 Except as provided in Section 2D.2.2.7, development and site alteration may be permitted in hazardous lands and hazardous sites, provided that all of the following can be achieved:
- a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
  - b) new hazards are not created and existing hazards are not aggravated;
  - c) no adverse environmental impacts will result;
  - d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
  - e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

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## SECTION 2 – LAND USE

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- 2D.1.5 In the absence of detailed information, and where a hazard is suspected, Council, in consultation with the Cataraqui Region Conservation Authority, will require that a proponent detail the extent of any hazard lands and how the requirements of Section 2D.1.4 have been met.

### **2D.2 ENVIRONMENTAL PROTECTION AREA**

#### **2D.2.1 ENVIRONMENTAL PROTECTION AREA – OBJECTIVES**

- 2D.2.1.1 To preserve and maintain Environmental Protection Areas in their natural state and to protect them from activities which could have a detrimental impact.
- 2D.2.1.2 To prohibit any development which could result in the loss of Life or property or the degradation of the Environmental Protection Area.
- 2D.2.1.3 To ensure that all development on lands adjacent to Environmental Protection Areas is sensitive to and is in harmony with the natural features and hazards of the Environmental Protection Area.

#### **2D.2.2 ENVIRONMENTAL PROTECTION AREA – POLICIES**

- 2D.2.2.1 Lands designated Environmental Protection Area are intended primarily for preservation and conservation in their natural, undisturbed state. Permitted uses in such areas shall include:
- forestry;
  - wildlife conservation;
  - agricultural operations existing as of July 14, 1997. New or expanded structures, or the clearing or draining of additional lands within the limits of the Wetlands are not permitted;
  - low intensity or passive, public or private recreational uses; or
  - new public or private infrastructure such as pipelines, roads or hydro facilities where suitable locations outside an Environmental Protection Area are not feasible and are approved by the appropriate authorities.
- 2D.2.2.2 The boundaries of the Environmental Protection Area designation are approximate and specific delineation or clarification of the boundaries of such areas will be undertaken by the Township, appropriate authorities and the proponent when a development application is received. Minor refinements to boundaries may also occur through environmental evaluations or through periodic refinements by the City or appropriate authority. Neither of which will require an amendment to this Plan.

## SECTION 2 – LAND USE

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- 2D.2.2.3 No buildings or structures shall be permitted in an Environmental Protection Area other than those necessary for flood or erosion control, docking or mooring facilities, conservation purposes, or to allow public use, access or viewing of such areas, subject to Federal, Provincial, or Conservation Authority approval(s), where required.
- 2D.2.2.4 Where lands designated Environmental Protection Area are held in private ownership nothing in this Plan shall be construed to imply that such lands are open for the use of the general public or that such areas will be purchased by the Township or other public agency.
- 2D.2.2.5 Where new development is proposed on a site, part of which has physical or environmental hazards, then such Environmental Protection Area shall not necessarily be acceptable as part of the open space dedication to the Township under the Planning Act. Any lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township.
- 2D.2.2.6 Any existing uses, together with an amount of land sufficient for the siting of such uses at their present extent, shall be recognized as conforming uses in the Zoning By-law. The Township discourages the expansion and alteration of any existing use beyond the limits recognized in the Zoning By-law.
- 2D.2.2.7 Notwithstanding Section 2D.1.4, and except where permitted by Section 2D.2.2.3, development or site alteration will not be permitted below the one in one hundred year water level (76.0 metres Geodetic Survey of Canada) along the St. Lawrence River.

### 2D.3 SPECIAL POLICIES - WETLANDS

Wetlands are essential natural elements of the ecosystem. Among other functions they control surface water to assist in flood control and ground water recharge, act as natural sediment traps to improve water quality and provide habitat for plant and animal species.

In accordance with Provincial Policy Statement, Council intends to ensure that wetland areas found within Environmental Protection Areas are protected from development and site alteration. As such, Council intends to ensure no negative impacts on natural features or ecological features in wetlands evaluated as being provincially significant using the Ontario Wetland Evaluation System developed by the Ministry of Natural Resources.

Accordingly the following additional policies shall apply to Environmental Protection Area lands identified as Wetland on Maps 3 and 4, as well as lands within 120 metres of lands so designated.

- 2D.3.1 Development and/or site alteration shall not be permitted within the wetlands identified above.

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## SECTION 2 – LAND USE

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- 2D.3.2 Development and/or site alteration may be permitted on lands within 120 metres of provincially significant wetlands upon the completion of an Impact Assessment prepared, prior to the approval of any development and/or in support of any development application, in accordance with guidelines provided by appropriate authorities. Where a proposed development and/or site alteration has been justified on the basis of an Impact Assessment, the development shall proceed in a manner which reflects the recommendations of the approved Impact Assessment.
- 2D.3.3 The Impact Assessment should demonstrate that the development will not result in:
- loss of wetland size or function;
  - subsequent demand for future development or measures which will negatively impact on existing wetland functions;
  - conflict with existing site-specific wetland management practices; or
  - loss of contiguous wetland area.
- 2D.3.4 Agricultural activities existing as of July 14, 1997, generally will not be subject to the requirements for an Impact Assessment. New or expanded agricultural operations, new or expanded structures, or the clearing or draining of additional lands within the limits of the Wetlands is not permitted.
- 2D.3.5 Any reclassification or minor boundary adjustments to the areas designated Environmental Protection Area - Wetland acceptable to the Ministry of Natural Resources in consultation with the Township will not require an amendment to this Plan.

### **2D.4 SPECIAL POLICIES – ENDANGERED AND THREATENED SPECIES**

The habitat of endangered and threatened species has not been identified in this Plan. Council will ensure that as part of the review of planning and/or development applications, consideration is made to the Ministry of Natural Resources endangered and threatened species habitat mapping regarding these habitats.

- 2D.4.1 Development or site alteration will not be permitted within significant portions of the habitat of endangered or threatened species as identified by the Province.
- 2D.4.2 Adjacent lands to the significant portions of the habitat of endangered or threatened species are defined as those within fifty (50) metres of such habitat.
- 2D.4.3 Development applications which affect lands adjacent to such habitat must demonstrate, by means of an Impact Assessment as provided in Section 2E.2.5 of the Plan, that there will be no negative impacts on the habitat and its ecological function.

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## SECTION 2 – LAND USE

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### **2E ENVIRONMENTAL RESOURCE AREAS**

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The Environmental Resource Area designation is intended to recognize areas where differing environmental resources have been identified such as Areas of Natural and Scientific Interest (ANSI), fish habitat, woodlands, valleylands, wetlands, habitat areas or wildlife corridors, ground water storage or recharge areas, distinct land forms or locally significant wetlands. As an overlay designation, the policies of the Environmental Resource Area are intended to provide a framework to manage development while recognizing the environmental resources in the identified areas. Areas designated Environmental Resource Area recognize that constraints may be present which will affect development of these lands in the manner proposed by the underlying land use designation. These natural heritage features or areas may be either provincially significant or locally significant.

#### **2E.1 OBJECTIVES**

- 2E.1.1 To conserve and maintain the environmental resources in their natural state.
- 2E.1.2 To ensure that development in or adjacent to provincially significant natural heritage features or areas occurs only when it can be shown that no negative impacts on the feature or its ecological function will result.
- 2 E.1.3 To encourage private land owner stewardship of the environmental resources.

#### **2E.2 POLICIES**

- 2E.2.1 Lands designated Environmental Resource Area on Maps 3 and 4 shall be developed in accordance with the following policies and the applicable land use designation shown on Maps 1 and 2.
- 2E.2.2 Development of lands designated Environmental Resource Area may be permitted, where the proponents of development demonstrate by means of an Impact Assessment the effect of the development on the natural features or ecological functions of the area, and provide details on any mitigative measures needed to ensure that there are no negative effects on the ecological function of the natural heritage feature or area.

Adjacent land widths for features designated Environmental Resource Area are as follows:

Feature or Area	Adjacent Land Width
Fish Habitat	30 metres
Significant Wildlife Habitat	50 metres
Areas of Natural and Scientific Interest	50 metres

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- 2E.2.3 Development applications which require an amendment to this Plan, a plan of subdivision, site plan control approval or a zoning by-law amendment shall be accompanied by an Impact Assessment.
- 2E.2.4 Development applications that require a land severance may require an Impact Assessment if the effects of the development, possible mitigating techniques, and alternative methods of carrying out the proposal cannot be determined from existing data sources, so as to minimize any adverse impacts on the natural features or ecological functions of the area.
- 2E.2.5 An Impact Assessment will contain as a minimum, the following:
- A statement as to the environmental characteristics, features, ecological functions and quality of the area;
  - An evaluation which will identify the impact the development will have or is expected to have on the natural features or ecological functions of the area; and
  - The actions required to mitigate any adverse impacts on the natural features or ecological functions of the area.
- 2E.2.6 The recommendations of an Impact Assessment will be implemented, as appropriate, in any associated amendment to this Plan, zoning by-law amendment or development agreement.
- 2E.2.7 Where lands designated Environmental Resource Area are adjacent to lands identified as Environmental Protection Area - Wetlands, then the policies of Section 2D.3 shall also apply.
- 2E.2.8 Agricultural activities existing as of July 14, 1997, will not be subject to the requirement for an Impact Assessment; however, new or expanded agricultural operations, new or expanded structures, or the clearing or draining of additional lands within or adjacent to the natural heritage feature or area shall require an Impact Assessment.
- 2E.2.9 The boundaries of the Environmental Resource Area designation are approximate, and specific delineation or clarification of the boundaries of such areas will be undertaken by the Township, appropriate authority, and the proponent when a development application is received. Refinements to boundaries may also occur through environmental evaluations or through periodic refinements by the Township or appropriate authority. Neither of which will require an amendment to this Plan.
- 2E.2.10 Where lands designated Environmental Resource Area are held in private ownership, nothing in this Plan shall be construed to imply that such lands are open for the use of the general public or that such areas will be purchased by the Township or other public agency.

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- 2E.2.11 Where new development is proposed on a site, part of which has physical or environmental hazards, then such Environmental Resource Areas shall not necessarily be acceptable as part of the open space dedication to the Township under the Planning Act. Any lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township.
- 2E.2.12 It is in the provincial interest that in agricultural areas agricultural uses and normal farm practices be promoted and protected in a way that balances the needs of the agricultural community with provincial health, safety, and environmental concerns.

### **2E.3 SPECIAL POLICIES – FISH HABITAT**

The lakes, rivers, and many other watercourses in the municipality are fish habitat. This includes areas along the Rideau Canal, the Great Cataraqui River, St. Lawrence River, and a variety of smaller streams and water bodies.

- 2E.3.1 Development in fish habitat areas, or in adjacent land area of fish habitat as set out in Section 2E.2.2 of this Plan, may be permitted in accordance with the underlying designation if it has been demonstrated by means of an Impact Assessment in keeping with Section 2E.2.5, that there will be no negative impacts on fish habitat, and that the provisions of relevant senior government legislation be fulfilled.

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## **2F OPEN SPACE AND PATHWAYS**

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Lands designated Open Space are intended to be accessible to the public at large. Open Space purposes may include where appropriate, recreational pursuits, both active and passive, entertainment, the enjoyment of nature, education, pedestrian and cyclist movement and circulation, community interaction, aesthetic amenity, conservation, and buffers between land uses.

Such land may be owned by the Township or other public agency, or be under its jurisdiction by long term lease or agreement.

### **2F.1 POLICIES**

- 2F.1.1 A variety of open spaces will be provided to meet the needs of the population. The provision of open spaces shall be commensurate with population growth to support the long term economic prosperity of the Township.
- 2F.1.2 The Township shall acquire wherever feasible waterfront lands for public access in both urban and rural areas. The Township will continue to acquire open space or cash-in-lieu through the development process. Any lands dedicated to

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## SECTION 2 – LAND USE

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the Township shall be conveyed in a physical condition satisfactory to the Township.

- 2F.1.3 It is Council's intention to procure public pathways. Pathways may be used by pedestrians and cyclists for pleasure and/or as transportation routes.
- 2F.1.4 Pathway locations and types are shown on Map 5. Pathways may take the form of paved shoulders abutting the road or be separated from the road. Connecting links may be provided on the paved road surface itself.
- 2F.1.5 Refer to the Rideau, St. Lawrence, and Barriefield sections for Open Space policies specific to those areas.

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### **2G INDUSTRIAL**

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It is Council's intent to provide for a variety of industrial and business uses, particularly where access to Highway No. 401 and freight rail lines can be maximized.

A mixed industrial/commercial area is to be located at the intersection of Highway No. 401 and Joyceville Road.

#### **2G.1 GENERAL INDUSTRIAL**

- 2G.1.1 Permitted uses may include warehousing, processing, manufacturing, assembling, railway uses, bulk storage, outside storage, and accessory commercial and residential uses.
- 2G.1.2 In the development of General Industrial areas Council shall ensure:
- compliance with the relevant Provincial guidelines with respect to land use compatibility and sensitive land uses;
  - compatibility with existing and proposed uses in the area;
  - uses having an adverse effect on adjacent uses due to noise, odour or smoke are not permitted;
  - adequate off-street parking and loading areas are provided;
  - adequate buffering is provided next to residential lands;
  - adequate storm water management facilities are provided;
  - existing trees, particularly along Highway No. 401, are preserved;
  - an attractive streetscape along Highway No. 15 is provided;
  - municipal services are not and will not be required;
  - uses are low-volume water users; and
  - satisfactory approvals for private services including wells and septic systems are obtained.



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## SECTION 2 – LAND USE

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### 2G.2 INDUSTRIAL/COMMERCIAL

2G.2.1 Permitted uses may include warehousing, processing, manufacturing, assembling, trucking terminals, automobile service stations, sale of automobiles and other vehicles, factory outlets, warehouse retailers, building centres, lumber yards, nurseries, accessory retail and office facilities, and Recreation/Tourism Commercial uses including restaurants, motels, and facilities for recreation, social and cultural activities.

2G.2.2 In the development of Special Industrial/Commercial areas, Council shall ensure:

- compliance with the relevant Provincial guidelines with respect to land use compatibility and sensitive land uses;
- compatibility with existing and proposed uses in the area;
- uses having an adverse effect on adjacent uses due to noise, odour, or smoke are not permitted;
- adequate parking and loading facilities are provided;
- adequate buffering between uses and adjacent to other uses is provided; separation of incompatible uses;
- adequate storm water management facilities are provided;
- municipal services are not and will not be required;
- uses are low-volume water users;
- satisfactory approvals for private services including well and septic systems are obtained; and
- demand for residential development is not created.

### 2G.3 WASTE DISPOSAL SITE

2G.3.1 The Waste Disposal Site classification of land means that the predominant use of the lands in the areas so designated shall be for waste disposal activities. Rural uses as permitted by this Official Plan may also be permitted with the approval of the Minister of the Environment and Energy, either in advance of, or after the disposal use of lands in areas designated for waste disposal purposes, provided that such uses do not involve the erection of buildings or structures other than those necessary for the waste disposal use.

2G.3.2 The general principles to be considered in the development and zoning of lands designated Waste Disposal Site are as follows:

- adequate buffering in the form of a 500 metre distance separation, berming, planting or other suitable techniques or devices, shall be provided between any waste disposal areas and any adjacent non-compatible uses, including adjacent roadways;
- any waste disposal site shall be established and operated in accordance with the requirements and regulations of the Ministry of the Environment and Energy;

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- once all, or a portion of the area used for waste disposal purposes ceases to be used for such purpose, no further use shall be made of the area without the approval of the Minister of the Environment and Energy in accordance with the Environmental Protection Act and relevant Ministry Guidelines with respect to waste disposal sites and sensitive land uses; and
- waste disposal uses shall be placed in a separate zoning category in the Zoning By-law. Where a rehabilitation use is permitted, the zoning category applied to such lands shall continue to identify the subject lands as a waste disposal site.

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### 2H RECREATION/TOURISM COMMERCIAL

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Recreation/Tourism lands are to be used for recreation, social and cultural pursuits, overnight accommodation of the travelling public, and warm weather campgrounds. Permitted uses may include: golf courses; restaurants; marinas; hotels; motels; rental cabins; warm weather campgrounds and trailer parks; recreation, social and cultural facilities; accessory retail uses; and accessory office facilities.

#### 2H.1 POLICIES

2H.1.1 When considering site plans, zone changes, and Official Plan Amendments, Council shall ensure:

- compatibility with existing and proposed uses on adjacent lands; adequate parking;
- noise is not generated which is incompatible with adjacent uses;
- adequate buffering is provided adjacent to other uses;
- lighting is directed away from adjacent uses;
- adequate street system exists to serve the proposed development; and
- attractive streetscapes.

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## SECTION 2 – LAND USE

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### **2I            INSTITUTIONAL**

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Permitted uses may include schools, churches, cemeteries, penitentiary uses, community facilities, clinics, seniors homes, nursing homes, hospitals, animal hospitals, and Special Care Facilities.

#### **2I.1          POLICIES**

- 2I.1.1        Adequate off-street parking shall be provided.
- 2I.1.2        Adequate buffer planting shall be provided between an Institutional use and an adjacent residential area and such buffer planting may include provisions for grass strips and appropriate planting of trees and shrubs.
- 2I.1.3        A Special Care Facility shall not be permitted on the LaSalle Secondary School Site.

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### **2J            HAMLETS**

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The Hamlet designation reflects areas of the Pittsburgh Planning Area that are intended to serve as residential, commercial and institutional focal points in the rural area. The Hamlet designation provides for an alternative living environment in Pittsburgh and provides centres for the provision of professional, personal, commercial and community uses to serve the needs of rural residents of the Township. The predominant land use within a hamlet is to be residential. Other uses which are compatible with residential uses, such as commercial or institutional uses are also permitted.

#### **2J.1          POLICIES**

- 2J.1.1        Lands designated Hamlet are intended primarily for residential purposes. Other uses permitted shall include commercial and institutional uses.
- 2J.1.2        All development in a Hamlet shall proceed on the basis of private individual on-site water and sewer services in accordance with Section 4D of this Plan.
- 2J.1.3        Any development of hamlets shall be encouraged to occur in depth, rather than in strips along main roads. Provision shall be made in appropriate locations to leave access from the main road to a second or third tier of lots behind the existing hamlet development.

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### 2J.2 RESIDENTIAL

2J.2.1 The predominant residential use within a Hamlet shall be a single detached dwelling. Where the appropriate environmental approvals for private individual on-site sewer and water services are obtained, an apartment dwelling unit may be permitted within a single detached dwelling.

2J.2.2 In addition, multi-unit residential uses shall be permitted subject to the following:

- compatibility of the proposed use with the surrounding development;
- provision of sufficient off-street parking, suitable buffers between sites and adjoining uses and limited access points designed and located to minimize traffic hazards; and
- demonstration that the site is suitable for the long term use of private individual on-site sewer and water services.

2J.2.3 The following policies shall apply to the creation of residential lots:

- no more than 3 new lots may be created per existing land holding by consent;
- development which proposes more than three (3) lots or where a total of four
- (4) or more lots have or will be created from a parcel of land as a result of development then development shall proceed based on a plan of subdivision; and
- unless justified otherwise by an Impact Assessment, the minimum lot size will be 1.0 ha.

### 2J.3 COMMERCIAL AND INSTITUTIONAL

2J.3.1 Commercial and institutional uses which service the local rural area or are related to the consumer needs of rural residents are permitted. Such uses shall be placed in a separate zone category in the Zoning By-law.

2J.3.2 The following principles will be considered in the development and zoning of commercial and institutional uses:

- compatibility of the proposed use with the surrounding development;
- provision of sufficient off-street parking, suitable buffers, landscaping and fencing between sites and adjoining uses and limited access points designed and located to minimize traffic hazards; and,
- demonstration that the site is suitable for the long term use of private individual on-site sewer and water services.

2J.3.3 Care shall be taken that the commercial and institutional uses permitted are not obnoxious or incompatible with the residential function of the hamlet.

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## SECTION 2 – LAND USE

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2J.3.4 Minimum lot size will be 1.0 ha.

### 2J.4 EXPANSION OF HAMLET BOUNDARIES

2J.4.1 Development applications or proposals to expand the boundaries of a Hamlet will require an amendment to this Plan and shall be accompanied with a settlement capacity study which provides the following information:

- the amount of land included in the expansion is justified based on the amount of land available for development in the hamlet areas and on population projections for the Township's 10 year planning horizon;
- areas proposed for development will be logical extensions of the hamlet;
- the long-term suitability of the site for private individual on-site sewer and water service is demonstrated;
- an assessment of the impact of future development on existing ground water quantity and quality and on existing sources of potable water in the area;
- prime agricultural areas are included in the extension only if there is no reasonable alternative which either avoids prime agricultural land or employs prime agricultural land of a lower priority; and
- other information as may be required by the Township.

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## 2K ESTATE RESIDENTIAL

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The Estate Residential policies are intended to guide a specific form of residential development in the rural areas of the Pittsburgh Planning Area. These areas provide alternative living environments and contribute to the range of housing choices available in the Township. Estate residential development is intended to occur with minimal impacts on the rural landscape and natural environment. The design and development of an estate residential area will focus on the natural physical attributes of the area and minimize the extent of physical changes to the site.

### 2K.1 POLICIES

2K.1.1 The predominant use of lands in the Estate Residential areas shall be for detached single dwellings. Where the appropriate environmental approvals for private individual on-site sewer and water services are obtained, an apartment dwelling unit may be permitted within a single detached dwelling provided the long-term suitability of the soil condition of the site to sustain two dwelling units is demonstrated.

2K.1.2 Recreational facilities and uses which form an integral part of and are accessory to an estate residential development, such as golf courses or yacht clubs. may also be permitted.

## SECTION 2 – LAND USE

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- 2K.1.3 Estate residential development shall proceed on the basis of private individual onsite sewer and water services and shall comply with the policies of Section 4D of this Plan.
- 2K.1.4 The permitted density should not exceed 1.0 units per hectare. Notwithstanding the lot size and density requirements of Section 4D and 2K.1.4 of this Plan, where appropriate hydrogeological, environmental and landscape studies demonstrate the suitability of smaller lot sizes and increased densities in innovative design and development proposals, then these may be accommodated without amendment to this Plan, where the appropriate agency approvals have been obtained.
- 2K.1.5 Innovative design and development of lots, blocks and streets, such as cluster development are encouraged. Cluster back shore designs and developments are particularly encouraged in waterfront areas along the Rideau Canal and St. Lawrence River so as to reduce the overall impact of development on the landscape.
- 2K.1.6 Estate residential development often involves large blocks of land, some of which remains undeveloped. Opportunities therefore exist to conserve the natural and cultural landscape of the Pittsburgh Planning Area while allowing for development. Where residual parcel(s) of land are created as a result of development, a continuation of the previous use is encouraged, such as agricultural activities. Other innovative techniques to achieve this are encouraged, such as conservation alliances, varying forms of joint ownership, rental/lease, or conveyance to a public authority.
- 2K.1.7 Estate residential development should not interfere with or negatively impact surrounding land uses, such as agriculture and aggregate extraction. Compliance with Minimum Distance Separation Standards will be required.
- 2K.1.8 Access to the majority of individual lots in an estate residential development shall be from local roads constructed to municipal standards.
- 2K.1.9 The design of estate residential developments shall take into account the following principles:
- protection of any embankment or steep slope, water course, water body and natural vegetation and soil mantle located adjacent thereto, through the provision of appropriate setbacks for buildings, structures and septic systems;
  - the need for the careful siting of streets and buildings in order to minimize changes in grades, cut and fill exercises and tree removal; and
  - the provision of additional landscaping, tree planting, berms, etc. to provide additional screening of the development, particularly from access roads or water bodies in order to maintain the rural landscape of the area.

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## SECTION 2 – LAND USE

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2K.1.10 Development applications or proposals to expand or designate new areas for estate residential areas will require an amendment to this Plan and shall be subject to the following:

- only lands designated Rural shall be considered appropriate for redesignation;
- Minimum Distance Separation formulae can be complied with;
- there will be no interference with the normal operations of agricultural, pit, quarry, landfill, industrial, commercial, sewage treatment plant, airport, highway, rail or hydro operations in the vicinity of the proposed development;
- environmentally sensitive areas shall be protected;
- distance from urban areas is great enough that demands for extension of piped water or sewer services will not arise;
- access to an assumed road is available;
- provision of services and facilities will not put any undue financial burden on the Township;
- the lands are predominantly covered with trees and have at least one of the following additional criteria: varied topography, treed valley lands, or shoreline on the St. Lawrence River or Rideau Canal; and
- the lands are zoned or rezoned to permit the proposed development.

2K.1.11 Applications for new estate residential development shall be accompanied by reports and/or studies on the following:

- an evaluation of the long-term impacts on municipal servicing costs;
- community facilities, and on any environmental features;
- detailed engineering reports demonstrating the following information to the satisfaction of the appropriate authorities;
- the methods of water supply, sewage disposal and surface drainage;
- that soil and ground water conditions in the area will enable the effective operation of private waste disposal systems with no adverse effects on the ground water conditions of the development lands and the surrounding lands, or the water quality of any adjacent surface water; and
- a hydrogeological investigation that indicates an adequate supply of potable water exists without adversely affecting the water supply of existing and approved future development.

Site plans illustrating the following:

- detailed landscape analysis of the existing site and its perimeters;
- detailed topographic information;
- location of all proposed building envelopes and septic systems;
- location of all proposed roads and utilities; and
- location of all proposed and retained landscaping elements.

## SECTION 2 – LAND USE

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- 2K.1.12 All estate residential development shall proceed on the basis of a comprehensive plan of subdivision. In existing estate residential subdivisions severances for minor technical reasons may be permitted.
- 2K.1.13 Where estate development is proposed adjacent to one of the three lock stations or the Brass Point Bridge on the Rideau Canal an evaluation of how the development will not adversely impact the historical, scenic and tourism value of these sensitive areas will be required.
- 2K.1.14 Subject to an application to amend the Plan, new estate residential development is encouraged to be located in the area generally south of Highway 2 along the St. Lawrence River in order to promote efficiencies and economies of scale in service delivery.

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### **2L BED AND BREAKFAST OPERATIONS**

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Bed and Breakfast Operations are intended to provide single and semi-detached dwelling unit owners with the opportunity to provide small-scale, low cost accommodation for tourists and other visitors to the area while minimizing impacts on any surrounding residential neighbourhoods.

#### **2L.1 POLICIES**

- 2L.1.1 Bed and Breakfast operations may be permitted in single dwelling units and semidetached dwelling units, provided that on-site environmental, parking, buffering and landscaping requirements are met. The owner and operator of the Bed and Breakfast must be an occupant of the dwelling.
- 2L.1.2 Light meals may be offered to those people temporarily residing at the establishment. Other commercial activities not directly related to the Bed and Breakfast operation, such as restaurants or commercial tourist operations are not permitted.
- 2L.1.3 No Bed and Breakfast operations will be permitted on private roads.
- 2L.1.4 The Zoning By-law will limit the number of guest rooms in the Bed and Breakfast recognizing that establishments may be larger in rural areas than in urban areas. The Zoning By-law will also provide the requirements for appropriate on-site parking facilities, buffering and landscaping. Signage restrictions will be addressed by the Sign By-law.



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## SECTION 2 – LAND USE

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### 2M HERITAGE

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#### 2M.1 DESIGNATION AND CONSERVATION OF HERITAGE PROPERTIES

- 2M.1.1 Council recognizes the importance of conserving buildings and structures of architectural and/or historical significance and may continue to designate properties under Part IV of the Ontario Heritage Act, as deemed appropriate by Council.
- 2M.1.2 The heritage value of designated properties shall be maintained when these properties are altered, added to or renovated and when surrounding lands are developed or redeveloped.

#### 2M.2 DESIGNATION AND CONSERVATION OF HERITAGE DISTRICTS

- 2M.2.1 Council recognizes the importance of conserving heritage districts and may continue to designate areas as Heritage Conservation Districts under Part V of the Ontario Heritage Act.
- 2M.2.2 Areas that possess at least one of the following attributes may be designated:
- the area contains a group of buildings or features that reflect an aspect of local history, through association with a person, group or activity;
  - the area is characterized by buildings and structures that are of architectural value or interest; or
  - the area contains important historical or cultural landscape features, archaeological sites, or cultural artifacts.

#### 2M.3 HERITAGE CONSERVATION DISTRICT PLANS

- 2M.3.1 Prior to designating an area as a Heritage Conservation District, Council shall prepare and adopt a Plan containing policies, guidelines and information relevant to the protection and enhancement of the District.
- 2M.3.2 Before adopting a Heritage Conservation District Plan, Council will consult with property owners and other interested groups and agencies as considered appropriate.
- 2M.3.3 District Plans will not be incorporated into the Official Plan by way of amendment. However, Council may amend Official Plan policies and/or land use designations to better reflect the policies and guidelines contained in the District Plan.

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## SECTION 2 – LAND USE

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### 2M.4 ARCHAEOLOGICAL ASSESSMENT AND PROTECTION

- 2M.4.1 There may be archaeological remains of prehistoric or historic habitation, or areas of significant archaeological potential within the Pittsburgh Planning Area. The Township may require archaeological assessments as a condition of any development proposals containing a known archaeological site or considered to have archaeological potential. Archaeological assessments are to be carried out by an archaeologist licensed under the Ontario *Heritage Act*, and reports produced are to be in keeping with guidelines set out by the Province.
- 2M.4.2 In order to preserve significant archaeological resources, Council may employ the powers provided in the *Planning Act* to prohibit in the Zoning By-law the use or erection of structures on lands which contain these archaeological resources.

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### 2N HOME BASED BUSINESSES

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Home based businesses are intended to refer to those economic activities which are conducted within a residential dwelling unit or an accessory attached or detached garage by the occupants. Home based businesses are intended to permit people to conduct small-scale, or part-time or occasional businesses or offices from their homes. Limited inert business materials and products may be stored within the dwelling unit or accessory garage. Home based businesses are not intended to permit economic activities that are more appropriately located in industrial or commercial zones where full-scale parking, traffic, signage, storage, shipping, customer service, and employee complements can be accommodated.

#### 2N.1 POLICIES

- 2N.1.1 Floor area devoted to the home occupation either within the dwelling or an accessory garage shall be equivalent to no more than 25% of the total habitable floor area of only the dwelling unit.
- 2N.1.2 There shall be no apparent visible indication from the exterior of the dwelling unit or accessory garage to show that a home occupation is being conducted on the premises.
- 2N.1.3 A small personal identification sign may be permitted if attached flat against the main wall of the dwelling or accessory garage.
- 2N.1.4 No exterior storage of goods, materials, products or animals shall be permitted.
- 2N.1.5 The home based business shall be conducted by the occupants of the dwelling unit.

## SECTION 2 – LAND USE

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- 2N.1.6 No more than one (1) additional assistant, employee or associate who is not a resident or occupant of the dwelling shall be permitted.
- 2N.1.7 No exterior parking or storage of commercial or industrial vehicles shall be permitted.
- 2N.1.8 No equipment or process which creates noise, vibration, glare, fumes, odours, or electrical interference shall be used in a home occupation.
- 2N.1.9 The home occupation shall not generate motor vehicle traffic or parking demand in excess of that normally experienced in a residential neighbourhood.
- 2N.1.10 It is also the intent of Council that any home occupation that becomes successful and beyond the permitted operating terms of a home occupation shall be relocated out of the residential dwelling unit and moved to an appropriate land use designation. Conducting a home occupation does not vest any legal non-conforming rights to the residence or other building(s) where such a home occupation has been carried on.

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### **2O PUBLIC USES**

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This Plan permits municipal offices, works yards, museums, libraries, fire halls, public parks, playgrounds, and playfields, public utilities, and other similar public uses to be located anywhere in the Pittsburgh Planning Area provided such use is necessary in the area, it can be made compatible with its surroundings, adequate measures are taken to ensure this compatibility, and it is subject to the provisions of Sections 2D and 2E of this Plan.

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### **2P RIDEAU CANAL**

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The Rideau Canal is a National Heritage Site and a unique resource. Comprised of a living museum and a diverse landscape rich in history, natural character and scenic beauty, the Canal is used by many people for heritage education and appreciation, enjoyment, recreational pursuits and as a place to live and work.

It is Council's intent to maintain the diversity of landscapes along the Canal and protect its scenic, natural and environmental resources,

The Rideau Canal encompasses water and shoreland areas from Bell Island (Lot 16, Concession E.G.C.R.) to the northern tip of the Township.

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## SECTION 2 – LAND USE

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### 2P.1 POLICIES

- 2P.1.1 Applications for severance, minor variance, Official Plan changes, and rezoning along the Canal will be circulated to Parks Canada for comment and will be reviewed having regard for the principles, policies and strategies of the Rideau Canal Management Plan.
- 2P.1.2 Generally, new lots created along the Canal will be permitted only by plan of subdivision. Severances will only be permitted if negative impacts on the Canal and its environs can be negotiated without a Subdivision Agreement.
- 2P.1.3 North of Highway No. 401 new buildings and septic systems along the main channel of the Canal will be set back a minimum of 30 metres. A minimum 15 metre setback will apply to existing buildings and additions thereto. Natural screening of new development will be encouraged.
- 2P.1.4 All development adjacent to the Canal shall not interfere with safe and efficient navigation on the Canal.
- 2P.1.5 For policies south of Highway No. 401, see Section 3B, Rideau Planning Area.

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### 2Q SPECIAL NEEDS HOUSING

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Council recognizes the benefit of community-based housing for residents with a need for specialized living arrangements. For the purposes of this Official Plan, housing for special needs is divided into two categories: Group Homes and Special Care Facilities.

The Township will adopt a by-law to register all Housing for Special Needs facilities that are permitted under its by-laws in accordance with Section 240 of the Municipal Act, R. S. 0. 1990.

#### 2Q.1 GROUP HOMES

- 2Q.1.1 A Group Home is a single housekeeping unit in a single detached dwelling unit in which up to a maximum of seven (7) persons (exclusive of staff and/or receiving family) live under responsible supervision and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being. Group Home facilities provide long-term accommodation for residents.
- 2Q.1.2 Group Homes are permitted in all designations allowing single detached dwelling units provided that all on-site environmental requirements are met.
- 2Q.1.3 In order to ensure compatibility with surrounding land uses, the location of Group Homes shall be subject to Minimum Separation Distances in the Zoning By-law.

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## SECTION 2 – LAND USE

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2Q.1.4 A Group Home shall occupy the whole of a single detached dwelling unit.

2Q.1.5 Adequate parking facilities shall be provided on the site in accordance with the requirements of the Zoning By-law.

### 2Q.2 SPECIAL CARE FACILITIES

2Q.2.1 Special Care Facilities are considered to be institutional uses and include: Residential Care Facility; Crisis Care Shelter; Detoxification Centre; Recovery Home; Corrections Residence; or a similar type of facility.

2Q.2.2 Special Care Facilities may be permitted in areas that have an Institutional Designation. No Special Care Facilities are permitted on the LaSalle Secondary School site.

2Q.2.3 Special Care Facilities - Definitions

- **Crisis Care Shelter**

A single housekeeping unit for persons in a crisis care situation requiring shelter, protection, assistance, counselling or support, and short term accommodation of a transient nature.

- **Detoxification Centre**

A facility to house persons addicted to chemical substances and/or alcohol who are admitted for withdrawal, treatment and/or rehabilitation and who live together under responsible twenty-four (24) hour supervision consistent with their requirements.

- **Recovery Home**

A single housekeeping unit offering a group living arrangement, treatment and education for persons with alcohol or drug related problems and/or dependencies, under responsible twenty-four (24) hour supervision.

- **Corrections Residence**

A group living arrangement in a secure facility for individuals who have been placed on probation, who have been released on parole, who are admitted to the facility for correctional or rehabilitation purposes, or who are awaiting trial and live together under responsible twenty-four (24) hour secure supervision and accepted standards for secure detention.

- **Residential Care Facility**

A group living arrangement in a single housekeeping unit for eight (8) or more individuals (exclusive of staff and/or receiving family), who live under responsible supervision consistent with their particular needs. Residential Care Facilities are intended to provide long term accommodation. The facility is licensed under Provincial statutes.

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## SECTION 2 – LAND USE

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2Q.2.4 In order to ensure compatibility with surrounding land uses, the location of Special Care Facilities shall be subject to Minimum Separation Distances in the Zoning By-law.

2Q.2.5 Special Care Facilities shall occupy the whole building in which they are located.

2Q.2.6 Special Care Facilities shall be subject to Site Plan Control.

2Q.2.7 Adequate parking facilities shall be provided on the site in accordance with the requirements of the Zoning By-law.

2Q.2.8 Adequate buffering shall be provided so as to minimize any adverse impacts on adjacent properties.

2Q.2.9 Official Plan Amendment for Special Care Facility

If an applicant requests an Official Plan Amendment for a Special Care Facility, Council shall consider the following:

- scale of facility;
- duration of stay;
- nature of treatment provided;
- level of security required,
- traffic generation (volume and timing);
- building size;
- parking required;
- staff required; and
- the potential for conflicts with surrounding land uses.

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### **2R      WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT PLANTS**

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In accordance with Provincial policy, wayside pits and quarries and portable temporary asphalt plants used by a public road authority are permitted throughout the Township without amendment to this Plan or Zoning By-law, except in existing residential areas and areas designated Environmental Protection Area by this Plan. Wayside pits and quarries and portable temporary asphalt plants used by a public road authority are prohibited from locating on lands designated Environmental Resource Area by this Plan unless the policies of Section 2E of this Plan are satisfied.

Upon the termination of a wayside pit and quarry operation, the lands shall be rehabilitated.

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## SECTION 2 – LAND USE

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### 2S MINERAL RESOURCES

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#### TO BE DETERMINED

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### 2T ABANDONED MINES

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A number of abandoned mines are located in the Pittsburgh Planning Area. These usually involve operations from many years ago. Nonetheless, these sites may pose hazards to community safety, and should be appropriately separated from sensitive land use development.

#### 2T.1 POLICIES

- 2T.1.1 The location of known abandoned mines shall be indicated on Map 3 (Constraint Areas).
- 2T.1.2 Development proponents are advised to determine the status of subsurface rights ownership for properties in the vicinity of Abandoned Mine areas shown on Map 3.
- 2T.1.3 Applications for site-specific development proposals in areas identified as Abandoned Mine areas shall be required, through appropriate engineering studies, to confirm the presence of hazards that may affect development and that will require mitigation measures to be approved by the Ministry of Northern Development and Mines.
- 2T.1.4 Development shall be restricted on Abandoned Mine sites, subject to determining site-specific requirements to overcome the associated mine hazard.
- 2T.1.5 Applications for development affecting lands within one (1) kilometre of known Abandoned Mine hazards shall consult with the Ministry of Northern Development and Mines and shall conduct an Impact Assessment to determine whether hazards exist and, if so, can be mitigated sufficiently to permit development to occur.

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### 2U ENVIRONMENTAL QUALITY

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The Official Plan includes, among other purposes, the conservation, management, and protection of the natural environment.

Maintenance and enhancement of environmental quality are recognized as essential to the needs of a healthy community, and as important components of responsible stewardship of environmental resources. It is the intent of this Plan to recognize the public interest in environmental quality by addressing such concerns as water, air, and soil contamination, and noise and vibration exposure; by establishing requirements with respect to public and private

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## SECTION 2 – LAND USE

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sector development initiatives which can reasonably be expected to cause environmental impacts; and by supporting the policies and programs of relevant Provincial and Federal regulatory agencies.

### **2U.1 OBJECTIVES**

- 2U.1.1 Ensure the establishment and maintenance of a clean, healthy environment in which environmental factors support the physical and mental well being of the community.
- 2U.1.2 To create an urban and rural environment free of pollution and health hazards.
- 2U.1.3 To encourage environmentally-sensitive planning and development of public works and private sector initiatives.
- 2U.1.4 To require the management of public works and private sector development initiatives such that impacts on the natural environment and environmentally-sensitive areas can be maintained within accepted parameters to the satisfaction of the respective regulatory authority.
- 2U.1.5 To develop an ecosystem-oriented sensitivity to environmental issues in the review of development initiatives and the design of public works.
- 2U.1.6 To promote the identification, investigation, and consideration of any cumulative impacts of development approvals and public works initiatives which may involve adverse impacts on the natural or built environments.
- 2U.1.7 Ensure that public health and safety is not compromised by development of contaminated sites.
- 2U.1.8 Ensure that contaminated sites are adequately cleaned up or otherwise made appropriate for the type of development proposed.

### **2U.2 POLICIES**

- 2U.2.1 The Township and other public agencies shall have regard to environmental concerns in the planning and development of public works, facilities improvements, and infrastructure expansion.
- 2U.2.2 Where proponents of new development initiatives are required to address environmental quality concerns, impact statements shall be prepared in accordance with accepted senior government impact assessment methodologies.
- 2U.2.3 Where impact attenuation measures are required, they shall be identified in consultation with the Ministry of Natural Resources, the Cataraqui Region Conservation Authority, and/or the Ministry of the Environment, as appropriate



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## SECTION 2 – LAND USE

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prior to Township approval of any site plan for new development, redevelopment, or expansion, and the recommended attenuation features shall be incorporated in the approved site plan.

- 2U.2.4 The proponent or operator of any proposed use or existing use which may generate odour or noise emissions that constitute a nuisance shall prepare emission abatement plans in consultation with the Township and the Ministry of Environment.
- 2U.2.5 Any site which has been subject to soil contamination shall be investigated and a plan for clean-up shall be prepared and undertaken in accordance with Ministry of Environment procedure, particularly where such lands are former industrial sites which are being converted to residential use.
- 2U.2.6 Development proposals whose functional characteristics and environmental impacts are not consistent with senior government environmental standards or objectives, and which cannot be made to conform within generally accepted engineering or design practice, or within reasonable cost parameters, shall be discouraged.
- 2U.2.7 The Township and other public agencies shall endeavour, wherever possible, to upgrade physical plant and facilities to meet the highest applicable environmental standards of Provincial and Federal regulatory agencies.
- 2U.2.8 The Township shall support the policies, programs, guidelines, standards, and regulations of senior government agencies with respect to such environmental concerns as emissions control, effluent treatment, noise and vibration abatement, and storm water management.
- 2U.2.9 The Township shall support the watershed management policies, programs, and regulations of the Cataraqui Region Conservation Authority.
- 2U.2.10 The Township will establish an inventory of sites known to be contaminated.

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## 2V SHOPPING CENTRE COMMERCIAL

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### 2V.1 POLICIES

- 2V.1.1 The development of Shopping Centre Commercial areas shall take place in the form of shopping centres which are owned and operated as a unit.

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## SECTION 2 – LAND USE

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### **2W HIGHWAY COMMERCIAL**

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#### **2W.1 POLICIES**

- 2W.1.1 The uses permitted are those commercial uses which primarily serve vehicular traffic and which rely heavily upon such traffic for their economic existence and such uses may include automobile service stations, public garages, automobile sales agencies, motels, drive-in restaurants or other eating establishments and accessory retail uses together with a residence of the owner or caretaker.
- 2W.1.2 Adequate off-street parking facilities shall be provided and the access points to such parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.
- 2W.1.3 Adequate buffer planting shall be provided between the Highway Commercial uses and any adjacent Residential Areas and such buffer planting may include the provision of grass strips and appropriate planting of trees and shrubs.
- 2W.1.4 Notwithstanding the generality of Clause 2W1.1 above, the Commercial designations located in the St. Lawrence Community shall not be used for public garages, automobile sales agencies or drive-in restaurants but may be used for retail nurseries and small scale retail establishments designed to serve either the needs of the residents of the St. Lawrence Community or the travelling public. In addition a small shopping plaza consisting of 1000 square metres (11,000 square feet) of gross leasable area, may be located in the Commercial designation situation in Lot B between Stella Avenue and Glenview Avenue north of Highway No. 2 in accordance with the applicable policies of Section 2V hereof.

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### **2X LAND USE COMPATIBILITY**

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The concept of an influence area is recognized as a means of protecting against incompatible land uses being located in close proximity to each other. This concept applies when a sensitive land use (e.g. Residential) is being proposed in close proximity to mining or mineral aggregate lands, certain commercial or industrial uses, agricultural lands, etc., and conversely when one of these uses are proposed within close proximity to a sensitive land use.

Influence areas are specific to the designation or type of proposed use and will be detailed in the appropriate section of this Plan. Where possible, and where not specifically indicated in this Plan, influence areas will be based on Provincial guidelines and/or requirements. Council, through the review of development applications within influence areas will ensure that land use compatibility issues are addressed. New development should not interfere with or negatively impact surrounding land uses.

Compliance with the appropriate Minimum Distance Separation Formulae will be required.

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## SECTION 3 – URBAN PLANNING AREAS

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### 3A            **SECONDARY PLANS**

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It is the intent of Council that the policies of this Plan will be further detailed by the development of Secondary Plans for the urban planning areas of the Township. Secondary Plans are intended to provide sufficient detail in order to address specific land use and development issues for newly developing areas, existing areas or areas of historical significance. The preparation and adoption of Secondary Plans shall be required for such areas prior to the approval of significant development or redevelopment proposals.

3A.1            The following principles are to be considered in the preparation of a Secondary Plan:

- the identification of neighbourhood boundaries;
- provision of a range and identification of the location of various land uses, if appropriate;
- the affordability, mix and density of housing;
- the road and pathway systems;
- the parks and open spaces;
- the environment;
- servicing issues;
- the timing and staging of growth;
- the provision of community facilities, if appropriate, i.e. schools, churches; development of a neighbourhood focal point, meeting area and theme; and
- ensuring new development is compatible with the existing and adjacent land uses.

3A.2            Secondary Plans may be incorporated into this Plan by formal amendment. Secondary Plans not incorporated into this Plan have no legal status under the Planning Act but may serve as guidelines for land use and development in such areas if adopted by Council.

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### 3B            **RIDEAU COMMUNITY PLANNING AREA - Schedule 'D'**

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The overall goal of Council is to encourage development which will lead to the creation of an identity and sense of focus for the Township of Pittsburgh and the Rideau Community. In particular, Council wishes to create a vibrant Village Centre of mixed uses based on an "Eclectic Village" theme, and a neighbourhood with a heritage theme having a Neighbourhood Centre as a focal point.

#### 3B.1    **OBJECTIVES**

3B.1.1            To designate lands for residential, commercial, and open space uses which are in keeping with anticipated population growth.

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## SECTION 3 – URBAN PLANNING AREAS

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- 3B.1.2 To ensure that growth occurs in an orderly and efficient manner in accordance with the Township’s servicing plan.
- 3B.1.3 To promote the construction of a variety of housing types to meet the differing needs of Township residents.
- 3B.1.4 To provide a framework to ensure the development of residential areas which have a focal point and a theme, and which provide a sense of place for residents.
- 3B.1.5 To promote new development and redevelopment which exhibits a high standard of building and site design.
- 3B.1.6 To ensure that new development and redevelopment is compatible with existing and proposed development.
- 3B.1.7 To provide a framework for the development of a multi-use community focal point.
- 3B.1.8 To provide a linked pathway system throughout the Rideau Community for pedestrians and cyclists.
- 3B.1.9 To provide a framework to protect and enhance the environmentally significant features and lands of the Rideau Community for the use and enjoyment of residents.
- 3B.1.10 To establish continuous public ownership of lands along the Great Cataraqui River and Butternut Creek.
- 3B.1.11 To provide a road system to meet the needs of current and anticipated development and to protect the scenic quality of Highway No. 15.

### **3B.2 RESIDENTIAL**

#### **3B.2.1 OBJECTIVES**

- 3B.2.1.1 To encourage the construction of a range of dwelling units and densities to meet the differing needs of a variety of households.
- 3B.2.1.2 To ensure that new residential development or redevelopment is compatible with existing and proposed development.
- 3B.2.1.3 To ensure that new residential development includes the provision of amenities including landscaping, pathways, parks, gateway parks, and open spaces for community residents.

**3B.2.2 RESIDENTIAL STANDARDS**

**3B.2.2.1 Low Density Residential**

The uses permitted shall be single detached dwellings, linked single dwellings, and semi-detached dwellings. The permitted density shall range from 10 to 30 units per net hectare.

Within areas designated Low Density Residential, street townhouse dwellings, and planned unit townhouse dwellings may be permitted subject to all of the following criteria being satisfied:

- (i) The maximum height shall be two storeys;
- (ii) Townhouse dwellings shall only be permitted by an amendment to the Zoning By-law;
- (iii) The proposed townhouse development conforms to the density requirements of the Low Density Residential designation;
- (iv) The total number of townhouse dwellings shall not exceed 25% of the total number of dwelling units proposed in any plan of subdivision;
- (v) Sufficient lands shall be allotted for landscaping to protect the amenity of adjacent residential development whether existing or proposed;
- (vi) That the location and number of units be appropriate in the context of the overall development. Significant concentrations of townhouse dwellings shall be avoided.

**3B.2.2.2 Medium Density Residential**

The uses permitted shall be planned unit townhouse dwellings, street townhouse dwellings, and apartment dwellings not exceeding three storeys in height. The permitted density shall range from 31 to 45 units per net hectare.

- (i) Medium Density Residential – 1
  - (1) The uses permitted shall be small lot single detached dwellings, link single dwellings, semi-detached dwellings, planned unit townhouse dwellings and street townhouse dwellings.
  - (2) The permitted density shall range from 25 to 45 units per net hectare.

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- (3) The total number of townhouse dwellings shall not exceed 150 dwelling units on any lands designated MDR-1.
- (4) The maximum height of townhouse dwellings shall be two storeys.
- (5) Lands designated MDR-1 shall be developed to ensure that small lot single detached dwellings, link single dwellings and semi-detached dwellings are located adjacent to areas designated Low Density Residential.

### 3B.2.2.3 High Density Residential

The uses permitted shall be planned unit townhouse dwellings, stacked townhouse dwellings, and apartment dwellings. The permitted density shall not exceed 60 units per net hectare. The maximum height in a High Density Residential Area shall be fourteen (14) storeys.

## **3B.2.3 RESIDENTIAL POLICIES**

- 3B.2.3.1 Within any of the residential designations home occupation uses may be permitted.
- 3B.2.3.2 The integration of new residential development with existing residential areas shall be accomplished in a manner which minimizes abrupt changes and protects existing areas. Development or redevelopment of lands for residential purposes which are adjacent to existing residential areas shall blend with the established pattern defined by lot size and building type and size.
- 3B.2.3.3 Residential development shall be designed to allow convenient access by vehicles, pedestrians, and cyclists to community facilities such as schools, parks, open spaces, the Neighbourhood Centre, and the Village Centre.
- 3B.2.3.4 It is the intent of Council to ensure that the natural amenity provided by the Great Cataraqui River and Butternut Creek water systems be enjoyed and be accessible by the general public. Therefore, all residential development adjacent to the Cataraqui River and Butternut Creek shall provide public access along the entire water frontage and provide access to the water frontage. Residential development shall also be designed to preserve and maintain views of these natural areas.

In addition, residential development located between the Cataraqui River and Highway 15, north of Gore Road shall provide a single loaded residential street along the defined Environmental Protection Area boundary, thereby providing an open space system adjacent to the Cataraqui River.

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- 3B.2.3.5 Residential development shall ensure the provision of sufficient lands for landscaping to protect the amenity of residential areas and may include visual screening by vegetation, berms, fencing or combinations of these for buffering purposes.
- 3B.2.3.6 Residential development which abuts Highway No. 15 shall be subject to the following restrictions:
- (i) Direct private access to Highway 15 shall be prohibited and all lots will have reverse frontage or have frontage onto a service road, except for that portion of Highway No. 15 south of Gore Road where direct access may be permitted, subject to the approval of the Ministry of Transportation Ontario;
  - (ii) All lots abutting Highway No. 15 shall have deep rear yard setbacks and lot depths will be correspondingly larger;
  - (iii) All development will be subject to the policies of Section 3B.4, Open Space;
  - (iv) Where collector road systems are not existing, access to Highway No. 15 will be permitted subject to Ministry of Transportation Ontario approval; however, such access shall be designed to be removed upon completion of the collector system.
- 3B.2.3.7 Residential development which abuts Gore Road shall be subject to the following restrictions:
- (i) Direct private access to Gore Road shall be prohibited and all lots will have reverse frontage or have frontage onto a service road;
  - (ii) All lots abutting Gore Road shall have deeper rear yard setbacks and lot depths where reverse frontage is used.
- 3B.2.3.8 Residential development which abuts lands designated Prestige Business Park shall provide a minimum 15 metre wide landscape/ buffer area and may include visual screening by vegetation, berms, fencing or combination thereof. This landscape/ buffer area may form part of the abutting residential lots.
- 3B.2.3.9 It is the intent of Council to encourage diverse and interesting residential areas which exhibit a high standard of design. When considering new residential development, Council shall be guided by the following design guidelines:
- (i) the establishment of Gateway Parks or entrance way features to the development;

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- (ii) preservation and enhancement of heritage buildings, structures, and features;
- (iii) the use of detached or attached garages set back from the main facade of the dwelling unit, garages set back to the middle or rear of the dwelling unit or lot are encouraged; in all cases garage dominated streetscapes are discouraged;
- (iv) varied setbacks from the street to allow variations and diversity in the streetscape;
- (v) the use of a grid street pattern with short blocks;
- (vi) the use of "heritage" style street lighting;
- (vii) the preservation of existing trees, wood lots, and new tree plantings along streets.

3B.2.3.10 Lands designated for residential development shall be subject to the provisions of Section 3B.12, Servicing.

### **3B.3 COMMERCIAL**

The commercial land use designations in the Rideau Community include provision for retail and service commercial uses, entertainment, and office functions. Commercial uses can occur at a number of levels, namely the Village Centre, Shopping Centre Commercial, Highway Commercial, and Neighbourhood Centre levels. Commercial uses are provided to serve and employ the residents of the Rideau Community and beyond.

#### **3B.3.1 OBJECTIVES**

- 3B.3.1.1 To promote planned development of commercial uses which is consistent with the needs of the Township's residents.
- 3B.3.1.2 To establish a Village Centre within the Rideau Community which will serve as the main focus for consumer activity.
- 3B.3.1.3 To protect and enhance the importance of the Village Centre by encouraging the development of a wide range of consumer and auxiliary uses and by restricting commercial development elsewhere.
- 3B.3.1.4 To establish convenience commercial uses within the Neighbourhood Centre to serve the needs of neighbourhood residents.
- 3B.3.1.5 To ensure that commercial development does not negatively impact the Highway 15 corridor.



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3B.3.1.6 To discourage the linear expansion of Highway Commercial uses.

3B.3.1.7 To minimize the impacts of commercial activity on adjacent land uses and streetscapes through buffering and landscaping.

### 3B.3.2 COMMERCIAL POLICIES

#### 3B.3.2.1 Village Centre

The lands designated Village Centre on Schedule “D” are considered to be the main business, commercial, institutional, and activity area of the Rideau Community. As commercial uses are a major component of the development of this focal point, commercial development in this area shall be guided by the policies of Section 3B.7 - Village Centre, of this Plan.

#### 3B.3.2.2 Neighbourhood Centre

The lands designated Neighbourhood Centre are intended to provide a focal point for the respective neighbourhood. As part of this focal point, limited small scale, convenience type commercial uses are intended and shall be subject to the policies of Section 3B.6, Neighbourhood Centre, of this Plan.

#### 3B.3.2.3 Shopping Centre Commercial

It is the intent of Council to protect and enhance the commercial component of the Village Centre in order to ensure its development as a major community focal point. As such, commercial development, and in particular, shopping centre development, shall be restricted to the Village Centre and those areas designated on Schedule “D”. The development or redevelopment of lands designated Shopping Centre Commercial on Schedule “D” of this Plan shall be in accordance with the policies of Section 3B.3 of the Plan. Development proposals which involve the redesignation of lands to Shopping Centre Commercial shall satisfy all of the following criteria:

- (i) that a market analysis/study be submitted which clearly and unequivocally demonstrates to the sole satisfaction of the Township:
  - (1) that a demand currently exists for new lands to be designated for Shopping Centre Commercial which are in addition to those already permitted, regardless of whether those existing lands are developed.
  - (2) that the addition of new areas for Shopping Centre Commercial development will not have a detrimental impact on current or future development within the Village Centre.

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- (ii) that the proposed development is compatible with existing and proposed uses in the surrounding area.
- (iii) that the proposed development can provide off-street parking.
- (iv) that the proposed development will not adversely affect the existing or proposed street system.
- (v) that the proposed development can satisfy the design principles identified in Section 3B.3.2.5.

### 3B.3.2.4 Highway Commercial

It is Council's intent to limit Highway Commercial development to the existing uses of those areas designated Highway Commercial on Schedule "D" of this Plan. In so doing, council intends to achieve the objectives related to the Highway No. 15 corridor and Village Centre and will therefore restrict new Highway Commercial uses.

### 3B.3.2.5 General

When considering proposals to develop or redevelop existing Highway Commercial or Shopping Centre Commercial areas, the following design principles shall apply:

- (i) Highway Commercial
  - (1) Ingress and egress to the site shall be limited to a Provincial Highway subject to the approval and design standards of the Ministry of Transportation.
  - (2) Sufficient off-street parking shall be provided preferably at the rear of the building(s).
  - (3) Sufficient side and rear yards shall be provided as landscaped areas to screen and buffer the proposed Highway Commercial use from adjacent uses.
- (ii) Highway Commercial and Shopping Centre Commercial
  - (1) Landscaping shall form an integral part of all commercial development and screening and buffering shall be provided between commercial uses and other adjacent uses, particularly residential uses.

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- (2) Special landscaping treatment of parking areas adjacent to streets will be required to present a visually attractive environment and streetscape, particularly along the Highway No. 15 corridor.
- (3) Open storage of goods and materials shall not be permitted.
- (4) Loading and unloading facilities shall be restricted to the rear and side of all buildings and screened from view.
- (5) Adequate off-street parking facilities shall be provided for all permitted uses and access points shall be limited in number and designed to minimize potential conflict between vehicular and pedestrian traffic.
- (6) Advertising, associated signage, exterior lighting shall be directed away from adjacent areas and will be carefully situated and designed to maintain the amenity of the general area.

### **3B.4 OPEN SPACE**

The main permitted uses of open spaces are active and passive recreation facilities. Active facilities are enclosed structures such as arenas, community and sports centres and indoor pools, and open facilities such as sport fields, outdoor pools, golf courses, and lawn bowling areas. Passive recreation facilities include landscaped parks, gardens, nature preserves, scenic lookouts, picnic areas, seating areas, nature trails, pedestrian and bicycle paths, and facilities for activities such as croquet, board games, meeting and talking with others, and quiet thought and contemplation.

Open Spaces can also add to the aesthetic amenity of an area or neighbourhood, provide relief from urban development, serve as a buffer between land uses, and add to the identity of an area.

A healthy community needs recreation opportunities which permit active participation in activities using both active and passive facilities. A healthy community also needs access to the outdoor environment for the fulfillment of certain spiritual, psychological, and emotional needs.

#### **3B.4.1 OBJECTIVES**

- 3B.4.1.1 To maintain and enhance a linked parks and open space system to meet the full range of recreational needs of present and future residents.
- 3B.4.1.2 To provide residents with convenient access to activities and facilities, the Neighbourhood Centre, and the Village Centre.
- 3B.4.1.3 To obtain a continuous water front open space corridor along the Great Cataraqi River and Butternut Creek.

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3B.4.1.4 To ensure that future residential developments are provided with an adequate supply of or access to open space and parkland facilities.

3B.4.1.5 To preserve distinctive, natural features in an open space category.

### **3B.4.2 GENERAL POLICIES**

3B.4.2.1 Lands designated Open Space shall be used for conservation and recreational uses.

3B.4.2.2 Open Space uses are permitted throughout the Rideau Community.

3B.4.2.3 Where open space areas are designed for public use, adequate automobile parking areas shall be established and access points to parking areas shall be designed in such a manner as to minimize the danger to vehicular, bicycle, and pedestrian traffic.

3B.4.2.4 It is Council's intention to establish a series of public access corridors throughout the community. In particular, these corridors are located along the Great Cataraqui River, Butternut Creek, Highway No. 15, and the southern boundary of the Prestige Business Park, through the Village Centre and Neighbourhood Centre, and in other areas as deemed necessary to complete the linked network of pathways.

3B.4.2.5 In connection with the review of new development proposals, Council shall ensure that adequate parkland is provided to serve the needs of small neighbourhood areas. In this regard, provision of neighbourhood parks shall be considered at the time of review.

3B.4.2.6 In connection with the review of new development, Council shall ensure that new development is sympathetic to existing natural features and as such, the following guidelines shall apply:

- (i) Existing wood lots and trees shall be assessed and preserved where appropriate.
- (ii) Additional tree planting, especially along streets shall be provided.

3B.4.2.7 Views of Butternut Creek and the Great Cataraqui River and the City of Kingston beyond shall be preserved and enhanced. In particular, views from streets leading toward Butternut Creek and the Great Cataraqui River shall be protected through road alignments and extensions, location of new structures, and dedication of land to the Township.

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- 3B.4.2.8 Lands dedicated to the Township under the parkland provision of the *Planning Act* shall be conveyed in a physical condition satisfactory to Council.

### 3B.4.3 SPECIAL POLICY AREAS

#### 3B.4.3.1 Great Cataraqui River Shoreline and Butternut Creek Corridors

It is Council's intention to obtain the shoreline areas designated Environmental Protection Area on Schedule "D" in order to establish a linear open space system along the Great Cataraqui River shoreline and Butternut Creek which may be utilized for recreational activities. Council shall therefore place a priority on the acquisition of all lands adjacent to the Great Cataraqui River and Butternut Creek when reviewing new development proposals and shall also ensure that adequate public access to and views of these recreation corridors is provided as part of any new development proposal.

Where land designated Environmental Protection Area are dedicated to the Township, parkland dedication pursuant to the *Planning Act*, 1983, may be reduced.

#### 3B.4.3.2 Highway No. 15 Corridor

The Highway No. 15 corridor is considered a significant component of the open space inventory in the Rideau Community because of its openness, heritage features, scenic views, existing wood lots, and general aesthetic qualities. It is Council's intent to maintain and enhance these qualities through the review of development proposals adjacent to this corridor.

It is Council's intent to obtain a 15 metre wide strip of land along the east side of Highway No. 15 for servicing purposes. This strip of land shall serve an additional purpose by providing a linear pedestrian/bicycle trail and buffer area between Highway No. 15 and adjacent land uses. This corridor shall provide visual screening by way of vegetation, berms, fencing or combination thereof.

Development proposals adjacent to Highway No. 15 shall be considered in the context of maintaining views of the water and skyline from the Highway, maintaining existing lawnsapes, wood lots, and heritage buildings and features, and ensuring the provision of landscaping and buffering adjacent to Highway No. 15.

#### 3B.4.3.3 Riverfront Park

It is Council's intention to establish a "Riverfront" Park adjacent to the Village Centre on the west side of Highway No. 15. The Riverfront Park will be a special purpose park used mainly for passive recreational pursuits such as walking, picnicking, and nature appreciation, and for community and cultural activities.

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The park will be developed with walking and cycling pathways, seating areas, ornamental structures such as gazebos, and heritage based gardens and landscaping to create the "strolling, promenade people place" environment of the 19th Century.

The park will be integrated with the linear open space system along the Great Cataraqui River.

Consideration will be given to the construction of an amphitheater or similar facility to be used for concerts, plays, and other community events.

### 3B.4.3.4 Gateway Parks

Gateway Parks shall be established at entrances to neighbourhoods and the Neighbourhood Centre, and wherever visual and ornamental landscape features are required. Gateway Parks shall be designed to create a "sense of arrival" within the streetscape and may include limestone walls, accent lighting, fountains, sculptures, pathways, street furniture, and landscaping.

## 3B.5 ENVIRONMENTAL PROTECTION AREA

### 3B.5.1 SPECIAL POLICIES

#### 3B.5.1.1 Great Cataraqui River

It is the intent of Council to establish an Environmental Protection Area along the Great Cataraqui River and to precisely define its boundary. It is Council's intent that this designation shall require the precise boundary of the Environmental Protection Area as conceptually shown on Schedule "D" to be defined by a study of the wetlands, flood plains, and inherent hazards of the area. The precise boundary of that EPA shall conform to the boundary of provincially significant wetlands, the one hundred year flood line of the Great Cataraqui River and the boundary of lands which are inherently hazardous because of organic soils, susceptibility to slippage, erosion, and steep slopes of the area.

Upon approval of the Environmental Protection Area boundary by Council and any other authority that Council deems necessary, the Environmental Protection lands on Schedule "D" shall be interpreted to conform to the defined Environmental Protection Area boundary. It is the intent of Council that development be prohibited from occurring in this area and that development of adjacent areas shall ensure that no adverse impacts occur affecting this Environmental Protection Area.

### **3B.6 NEIGHBOURHOOD CENTRE**

The Neighbourhood Centre is intended to be an area of mixed uses which provides an attractive visual focal point and activity ‘hub’ for the neighbourhood bounded by Gore Road, Highway No. 15, Butternut Creek, and the Prestige Business Park.

#### **3B.6.1 NEIGHBOURHOOD CENTRE OBJECTIVES**

- 3B.6.1.1 To provide a mixed use neighbourhood focal point and activity area for the neighbourhood bounded by Gore Road, Highway No. 15, Butternut Creek, and the Prestige Business Park.
- 3B.6.1.2 To ensure that the Neighbourhood Centre develops in a manner which promotes neighbourhood interaction and activity.
- 3B.6.1.3 To ensure that development within the Neighbourhood Centre conforms to a "heritage" theme and serves the immediate neighbourhood.
- 3B.6.1.4 To ensure an open space courtyard area is developed in conjunction with other uses in the Neighbourhood Centre.
- 3B.6.1.5 To ensure development within the Neighbourhood Centre exhibits a high standard of building and site design and is linked to the pathway network.

#### **3B.6.2 NEIGHBOURHOOD CENTRE POLICIES**

- 3B.6.2.1 Uses to be permitted within the Neighbourhood Centre include medium density residential, open space, convenience commercial, and limited institutional uses designed to primarily serve the neighbourhood population.
- 3B.6.2.2 The Neighbourhood Centre shall be serviced by the collector road system and the transit system and shall provide easy and convenient access for pedestrians and cyclists.
- 3B.6.2.3 All development within the Neighbourhood Centre is to be designed with a "heritage" theme which evokes a feeling of small town Ontario. To aid in producing heritage themed development, the following design guidelines shall apply:
  - (i) Buildings and uses shall be oriented to the street.
  - (ii) Continuous street facades will be encouraged.

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- (iii) All buildings shall be a minimum of two storeys and a maximum of three storeys in height, except that schools may be one storey in height provided street facades have the appearance of two storeys.
- (iv) Street lighting and private development lighting will have a heritage "look".
- (v) Signs will be compatible with the heritage theme.
- (vi) Limited on-street parking will be permitted for commercial uses.
- (vii) Courtyard and/or rear yard parking will be encouraged for residential and institutional development. Front yard parking may be prohibited.
- (viii) Heritage design of building facades and structures shall be encouraged.
- (ix) Building facades will be strongly defined and given individual identities.
- (x) Building entrances will be an important component of facade design.
- (xi) The street layout in the Neighbourhood Centre shall be based on a grid pattern.
- (xii) The use of boulevards, barrier curbs, and sidewalks on both sides of the street shall be encouraged.
- (xiii) Street landscaping and landscaping of private development shall be compatible with and enhance the heritage theme.
- (xiv) Every attempt shall be made to use historic street names.

3B.6.2.4 The visual focal point of the Neighbourhood Centre shall be an open space courtyard designed to function as the neighbourhood gathering place. To achieve this aim, the following land use and design principles shall apply:

- (i) The courtyard area shall be located on or with direct visual access to the collector road system.
- (ii) The courtyard area shall be divided into at least two distinct areas: one which provides opportunities for low intensity recreation pursuits such as walking, cycling, croquet, and neighbourhood concerts and activities; and a secondary area which provides a place for quiet talk and contemplation.
- (iii) Development of the courtyard areas may include the use of sculptures, fountains, gardens, walkways, extensive landscaping, seating areas, and gazebos.



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- (iv) Courtyard areas shall be well-lit and developed with pedestrian safety in mind.
  - (v) All commercial uses shall be clustered around the courtyard area and planned as an integral part of the courtyard area.
  - (vi) Commercial buildings shall be connected to each other and will orient themselves to the street and courtyard.
  - (vii) Buildings shall give a sense of enclosure to the courtyard area.
- 3B.6.2.5 All development within the Neighbourhood Centre shall be subject to Site Plan Control.
- 3B.6.2.6 Gateway parks shall be included in the Neighbourhood Centre and designed to create a sense of arrival for users and residents of the Neighbourhood Centre.
- 3B.6.2.7 Consideration shall be given to a "grand" collector street through the Neighbourhood Centre with extensive landscaping, boulevards, and provision for pedestrian and cycling pathways.
- 3B.6.2.8 Commercial uses shall be limited to those which serve the daily shopping and service needs of residents of the neighbourhood and may include a convenience store, video rental store, dry cleaning outlet, and daycare centre.
- 3B.6.2.9 Commercial uses shall be clustered together around the courtyard and shall be restricted to a total maximum gross floor area of 1,000 square metres.
- 3B.6.2.10 Institutional uses shall be limited to day care centres and a total maximum of two schools operated by the Frontenac County Board of Education and/or the Frontenac, Lennox and Addington County Roman Catholic Separate School Board at the primary or intermediate level and designed to primarily serve the immediate neighbourhood. One church intended to primarily serve the immediate neighbourhood may also be permitted by amendment to the Zoning By-law.
- 3B.6.2.11 All institutional uses shall provide adequate off-street parking, the majority of which shall be located in an inconspicuous location at the rear or side of a building.
- 3B.6.2.12 All parking areas shall be well landscaped and shall be bermed and fenced where appropriate. Large expanses of paved area shall not be permitted.

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- 3B.6.2.13 All schools shall provide adequate space for bus boarding, disembarking, and parking on school grounds or in a bus lay-by area which is not part of the travelled road, but may be part of the municipal road allowance.
- 3B.6.2.14 School grounds shall be encouraged to be open to the general public.
- 3B.6.2.15 The use of school buildings and grounds for community uses shall be encouraged.
- 3B.6.2.16 Pedestrian and cycling pathways in the Neighbourhood Centre will connect with the Community-wide pathway network.
- 3B.6.2.17 All public areas including church and school grounds shall be well-lit and developed with pedestrian safety in mind.
- 3B.6.2.18 Adequate buffer strips consisting of landscaping and berming and fencing where appropriate shall be located between Neighbourhood Centre uses and adjacent low density residential uses whether existing or proposed.

### **3B.7 VILLAGE CENTRE**

The Village Centre is intended to become the major commercial, business, institutional, and activity area for the Rideau Community and the entire Township of Pittsburgh. The Village Centre will provide an attractive visual focal point for the Township and promote community interaction. It is recognized that the Village Centre may not become fully developed within the life of this Plan. It is, however, Council's intent that the commercial development capacity within the Village Centre be protected for the life of this Plan and beyond.

#### **3B.7.1 VILLAGE CENTRE OBJECTIVES**

- 3B.7.1.1 To provide an area which will become the major business and activity area for the Rideau Community and the Township of Pittsburgh.
- 3B.7.1.2 To ensure the Village Centre develops in a manner which promotes community interaction and activity and which provides easy and convenient access for pedestrians and cyclists as well as automobiles and transit vehicles.
- 3B.7.1.3 To ensure development within the Village Centre conforms to an "Eclectic Village" theme and exhibits a high standard of building and site design.

#### **3B.7.2 VILLAGE CENTRE POLICIES**

- 3B.7.2.1 Uses to be permitted include retail commercial, service commercial, offices, restaurants, hotels, open air markets, government facilities, civic administration, institutions, open space and recreation, cultural and entertainment uses, together with a limited amount of medium density residential development.

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- 3B.7.2.2 Institutional uses shall be limited to those uses which contribute to the vitality of the Village Centre and are compatible with other Village Centre uses.
- 3B.7.2.3 The Village Centre shall be serviced by the transit system, and shall provide easy and convenient access for pedestrians and cyclists.
- 3B.7.2.4 All development within the Village Centre is to be designed with an "Eclectic Village" theme, defined as random, diverse, active, and 1800's small town Ontario, with heritage building designs and landscaping. To aid in producing development with the "Eclectic Village" theme, the following design principles shall apply:
- (i) Buildings and uses shall be oriented to the street.
  - (ii) Continuous street facades shall be encouraged.
  - (iii) Solitary buildings surrounded by large open spaces will be discouraged.
  - (iv) All buildings shall be a minimum of two storeys and a maximum of five storeys in height.
  - (v) Street lighting and private development lighting will have a heritage "look".
  - (vi) All signs shall be compatible with the "Eclectic Village" theme.
  - (vii) Every attempt shall be made to use historic names.
  - (viii) Building facades will be strongly defined and given individual identities.
  - (ix) Building entrances will be an important component of facade design.
  - (x) Heritage design of building facades and structures shall be encouraged.
  - (xi) Limited on-street parking will be permitted for retail and service commercial uses only.
  - (xii) Courtyard and rear yard parking will be encouraged for all types of development.
  - (viii) Large expanses of paved area will not be permitted.
  - (xiv) Parking areas shall be well landscaped and shall be bermed and fenced where appropriate.

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- (xv) Buildings located close to sidewalks and streets shall be encouraged.
  - (xvi) Street landscaping and landscaping of private development shall be compatible with and enhance the "Eclectic Village" theme.
  - (xvii) Views to the water from Highway No. 15 shall be maintained and enhanced.
- 3B.7.2.5 Village Centre areas will be serviced, wherever possible, by meandering collector or local roads with angle parking and wide landscaped sidewalks on both sides. Twenty-six metre rights-of-way may be required.
- 3B.7.2.6 All development within the Village Centre areas shall be extensively landscaped.
- 3B.7.2.7 All development within the Village Centre shall be subject to Site Plan Control.
- 3B.7.2.8 A pedestrian environment shall be created by developing a series of landscaped courtyards and open spaces linked by landscaped pathways leading to residential, commercial, institutional, and open space uses.
- 3B.7.2.9 Landscaping within courtyards, pathways, and open space areas shall include such features as limestone walls, fountains, statues, gazebos, and complementary street furniture.
- 3B.7.2.10 A pathway shall be developed along the top of slope of the Great Cataraqui River as part of the open space system for the Rideau Community and shall connect to various components of the Village Centre.
- 3B.7.2.11 Office uses will be encouraged to locate above ground-level commercial uses rather than in separate office buildings.
- 3B.7.2.12 Residential uses will be encouraged to be located above ground-level commercial uses rather than in separate buildings.
- 3B.7.2.13 Where lands designated Village Centre abut existing or proposed low density residential uses, sufficient lands for landscaping to protect the amenity of residential areas shall be provided and the landscaping required may include visual screening by vegetation, berms, fencing or a combination thereof for buffering purposes.
- 3B.7.2.14 Adequate parking shall be provided on site for all residential uses.
- 3B.7.2.15 A limited amount of parking for non-residential uses may be located off-site but in close proximity to the site.

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3B.7.2.16 Parking standards may be reduced for mixed use developments provided the developer produces a satisfactory parking study which shows shared parking is viable for the proposed development according to local travel characteristics.

3B.7.2.17 All existing heritage structures shall not be demolished.

### **3B.8 RURAL**

Areas designated Rural on Schedule “D” of this Plan shall mean that the predominant use of land so designated shall be for agricultural purposes. Other uses permitted shall include forestry, recreation, conservation, residential uses accessory to the foregoing, and limited non-farm residential development. These permitted uses shall be subject to the provisions of Section 2A of this Plan.

Notwithstanding any other provisions of this Plan to the contrary, an existing electrical contractor's yard in part of Lot "D", Concession E.G.C.R. may be permitted provided it is not expanded beyond the boundaries of the existing lot. In addition to all other applicable provisions of this Plan, Section 3B.3.2.5 of this Plan shall apply to any expansion of the existing electrical contractor's yard use.

### **3B.9 MARINA**

Areas designated Marina on Schedule “D” of this Plan shall mean that the predominant use of lands so designated shall be for a marina which may include docking or mooring; marine services or repairs; marine fuel supply or effluent transfer facilities; vehicular or boat storage areas; and, the display or retailing of marine supplies, marine provisions including food and sundries, and boat or marine products. In addition, accommodation or restaurant facilities which are complementary, supportive and ancillary to the marina use shall be permitted.

3B.9.1 It is Council's intent that development or redevelopment of lands designated Marina on Schedule “D” of this Plan shall be compatible with surrounding residential land uses. Council shall, when reviewing development proposals, give consideration to the degree to which a zoning or development or redevelopment proposal satisfactorily addresses the issue of compatibility within the context of the following:

- a) land use characteristics such as the intensity of the use, the activity level generated by the use, traffic generation, and nuisance levels;
- b) physical building features such as height, bulk, site coverage and building arrangement;
- c) the maintenance of views of the Great Cataraqui River and City of Kingston where reasonably feasible;
- d) the adequacy of site services and access;

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## SECTION 3 – URBAN PLANNING AREAS

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- e) the ability to mitigate adverse impacts through building location, site design, and buffering and screening in the form of setbacks, fencing, walls, berms and landscaping.

3B.9.2 Development or redevelopment proposed on lands adjacent to Provincially Significant wetlands must demonstrate that there will be no loss of wetland area or function as a result of the development. An Environmental Impact Statement (EIS) must be prepared to support the application prior to any development or redevelopment of lands adjacent to provincially significant wetlands unless the appropriate public agency(s) waive the requirement for the Study.

3B.9.3 Development or redevelopment of lands designated Marina on Schedule “D” to this Plan shall ensure that:

- a) new buildings or structures, if required, shall incorporate flood-proofing requirements to the satisfaction of the Cataraqui Region Conservation Authority;
- b) new buildings or structures, which by their nature do not require location near the water, will be located outside the flood plain.

3B.9.4 Where development or redevelopment of lands designated Marina on Schedule “D” to this Plan is proposed on lands adjacent to or situated on the ridge or slopes, a geotechnical study may be required to support the proposal.

### **3B.10 PRESTIGE BUSINESS PARK**

It is Council's intention to prepare the plans and other documents necessary to begin developing and marketing the "Prestige Business Park" area as shown on Schedule “D”. Council also intends that development within this area be of a high quality and directed towards an upscale market. Within this context, the lands designated "Prestige Business Park" shall be developed in a manner exhibiting high performance, architectural, and landscaping standards.

3B.10.1 The permitted uses in the business park are those prestige uses which include: research and development activities; offices; medical laboratories and equipment production; light industries without nuisance features; warehousing; accessory commercial uses which serve the business park area; and limited retail uses accessory to the permitted business park uses.

3B.10.2 The permitted office and commercial uses may be included with the permitted business park uses in a single zone category.

3B.10.3 A minimum 15 metre landscaped buffer shall be established along the southern boundary of the business park abutting the open space/footpath between the business park and the Commercial and Residential lands to the south.

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### 3B.11 SPECIAL STUDY AREA

Areas designated Special Study Area on Schedule “D” of this plan shall mean that a detailed land use study for these areas shall be undertaken to establish appropriate land use designations for the lands and to determine the appropriate location and type of future major roads in these areas.

- 3B.11.1 Various land uses shall be considered including high, medium, and low density forms of housing; public parks and pathways; community facilities such as municipal offices and library; retail, office and service commercial uses; institutions; recreation, cultural and entertainment facilities; and mixed-use developments.

In particular, the study will examine the appropriateness of placing a Village Centre (VC) designation as set out in Section 3B.7 of this Plan, on lands within the Special Study Area.

- 3B.11.2 The location of future major roads shall be examined by the study including connections to Gore Road, County Road No. 15, and the lands to the north of the existing quarry.

In particular, the study will examine the feasibility of locating a single-loaded road together with a public pathway along the boundary between the Environmental Protection Area and the Special Study Area.

- 3B.11.3 The study will include an Environmental Impact Statement which will be used to determine the boundary between the Environmental Protection Area and the Special Study area.

The Environmental Impact Statement will be governed by the policies of Section 3B.5.1 of this Plan and Planning Act requirements.

- 3B.11.4 The study is intended to be implemented through an Official Plan Amendment, which shall comply with the provisions of the *Planning Act* in effect at the time the Amendment is adopted.

3B.11.5 Permitted Uses

- 3B.11.5.1 Uses permitted on lands designated Special Study Area are:

- (i) Lots 7 and 8, Conc. E.G.C.R. (the existing quarry lands)

The policies of Section 2C (Aggregate Resources) of this Plan shall apply.

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- (ii) Lots 9 and 10, Conc. E.G.C.R. (the Parzak and Township lands)

Existing uses including expansions thereto, conservation uses, farm uses, and new public uses shall be permitted, except that no buildings shall be permitted within 120 meters of the high water mark.

Where development is proposed on lands adjacent to or situated on the ridge or slope, a geo-technical study may be required to support the proposal.

- 3B.11.5.2 Council shall ensure that expansions to existing uses and the establishment of new uses on lands within the Special Study Area designation do not negatively impact the future development of lands designated Special Study Area.

### **3B.12 SERVICING**

The provision of services and utilities to the general public is essential to provide a convenient and healthy living environment for the Township inhabitants and for encouraging proper growth and development of the Village Centre, the Business Park, and residential areas. It is therefore the intent of Council to ensure the provision of, or improvements to, municipal services which include water services, and sanitary and storm sewers, and that these services be provided in accordance with the growth of the Rideau Community. In this regard, all development in the Rideau Community shall be connected to municipal services, except in those areas designated Rural.

#### **3B.12.1 OBJECTIVES**

- 3B.12.1.1 That planned population growth and associated land use distribution is supported by the installation and delivery of municipal services.
- 3B.12.1.2 That future improvement and expansion of municipal services occurs in a manner which provides for an adequate supply of serviced land for development in the Rideau Community.
- 3B.12.1.3 That municipal services are expanded and developed in an orderly, efficient, and economic manner.

#### **3B.12.2 SERVICING POLICIES**

- 3B.12.2.1 All utility services, including telephone, cable, and hydro facilities, shall be installed underground to limit visual clutter and enhance the urban form and streetscape.



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## SECTION 3 – URBAN PLANNING AREAS

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- 3B.12.2.2 All development in the Rideau Community shall be connected to the sanitary sewer, storm sewer, and water systems, except for those areas designated Rural where private water and sewerage disposal will be permitted subject to the approval of the Health Unit and Ministry of the Environment.
- 3B.12.2.3 All sanitary sewers constructed shall be completely separate from storm sewer facilities.
- 3B.12.2.4 Council may, as required, pass by-laws or through the development approval process, regulate the quantity and type of effluent discharged to the sanitary sewer facilities.
- 3B.12.2.5 Where deemed necessary by Council, no development will be permitted without adequate storm water measures being undertaken to minimize or eliminate differences in predevelopment and post-development run-off rates.
- 3B.12.2.6 The Municipality shall obtain a 15 metre wide strip of land along the east side of Highway No. 15 to accommodate future servicing requirements.

### **3B.12.3 STAGING OF DEVELOPMENT**

It is intended that orderly and economic development shall occur in a manner prescribed in a Staging of Development program. Precise regulation of the actual timing of development within each stage is not intended as this will depend upon population growth; rate, and type of development proposals; and, the financial capability of the municipality to undertake the required capital works.

- 3B.12.3.1 It is the intent of Council that development in the Rideau Community will proceed:
- (a) firstly, Stage 1;
  - (b) secondly, Stage 2;
- as illustrated on Schedule “D1”.
- 3B.12.3.2 The economic and efficient use of municipal services shall be maximized within each stage prior to permitting development in the next stage. Development in each stage shall be consistent with the financial resources of the municipality to meet the costs of providing municipal service capacity in order to permit the next stage of development.
- 3B.12.3.3 Development within stages 1 and 2 shall be commensurate with the availability of capacity at the Ravensview Water Pollution Control Plant and the municipal sanitary sewer and water systems. In the event that the capacity of the plant and sewer and water systems is met, no further development shall be approved until additional capacity is available.

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- 3B.12.3.4 The boundaries of each stage shall be considered fixed where they coincide with roads, water courses or lot lines. Notwithstanding the identified western boundary of Stage 1 on Schedule “D1”, the western boundary of Stage 1 shall be deemed to coincide with the defined Environmental Protection Area boundary as determined by Subsection 3B.5.1.1 of this Plan. Minor adjustments to boundaries to accommodate efficient design of subdivision or development plans may be permitted, provided capacity exists at the Ravensview Plant and within the municipal water and sewer systems.
- 3B.12.3.5 It is the intent of Council to encourage the submission of overall development plans for land holdings in order to ensure integrated and functional designs. However, Council shall approve development proposals in part or in phases to ensure the capacity of municipal services is not exceeded.
- 3B.12.3.6 Council may permit the extension of trunk sewer and water services to areas where new development is proposed in advance of its construction program provided that:
- (a) the land developer shall, subject to all applicable by-laws, bear all costs associated with the extension.
  - (b) no other capital improvements to the municipal services are required elsewhere in the system.
  - (c) in the case of residential development, adequate roads, schools, and open space facilities are present.
  - (d) the proposed development conforms to all other policies of this Plan.

### **3B.13 TRANSPORTATION AND PARKING**

A transportation system must be designed to effectively serve the proposed land use pattern and to facilitate the movement of people and goods throughout the Community. The transportation system includes provision for automobiles, pedestrians, bicycles, public transportation, service vehicles, and a variety of supporting facilities such as parking and loading areas, transit stops, and street furniture.

#### **3B.13.1 OBJECTIVES**

- 3B.13.1.1 To provide a safe, convenient, efficient transportation system which minimizes congestion and time delays.

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- 3B.13.1.2 To provide a fully linked pedestrian and bicycle pathway network throughout the Rideau Community.
- 3B.13.1.3 To integrate facilities for pedestrians and cyclists with the vehicular transportation system and major activity areas and open spaces.
- 3B.13.1.4 To ensure that roads throughout the Rideau Community function according to their classification as arterials, collectors, and local roads.
- 3B.13.1.5 To ensure that all roads and pathways are well landscaped and designed in a manner which attempts to enhance their visual attractiveness.

### **3B.13.2 TRANSPORTATION AND PARKING POLICIES**

- 3B.13.2.1 The Rideau Community will be served by arterial, collector, and local roads.
- 3B.13.2.2 The location of proposed collector roads shown on Schedule “D” is not intended to represent precise alignments for these roads. Variations to the locations shown may be permitted without amendment to this Plan, provided all other policies of this Plan are satisfied.
- 3B.13.2.3 Collector roads shall be designed to adequately meet the needs of the neighbourhood they serve and to discourage traffic which has neither an origin or destination within the neighbourhood, except as provided in Section 3B.13.2.4.
- 3B.13.2.4 The proposed collector road shown adjacent to the Great Cataraqui River, north of Gore Road shall be considered a scenic drive. The following design guidelines and policies shall apply:
  - (a) Development shall be permitted on the east side of the road only.
  - (b) Views west to the Great Cataraqui River and the City of Kingston from the collector road shall be provided along its length.
  - (c) The road alignment shall be along the defined Environmental Protection Area boundary and shall provide for public use of the lands west of the road allowance.
  - (d) Appropriate landscaping shall be provided along the length of the road.
- 3B.13.2.5 The ability of Highway No. 15 and Gore Road to function as arterial roads shall be maintained and enhanced.
- 3B.13.2.6 It is recognized that development within the Rideau Community will not occur immediately and that, as a result, access points to Highway No. 15 may be

## SECTION 3 – URBAN PLANNING AREAS

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required, pending further development to complete the collector road system. Such access points will be subject to Ministry of Transportation Ontario approval. Council may approve plans of subdivision containing such access points provided they are removed at such time as access to the collector road system is obtained.

- 3B.13.2.7 It is Council's intention to maintain the scenic quality of Highway No. 15 as development takes place in the Rideau Community and as Highway No. 15 is widened to accommodate increased traffic. In addition to the requirement for reverse frontage development, Council may require additional setbacks, landscaped buffers and land dedications along the Highway, and shall seek the co-operation of the Ministry of Transportation in establishing a road design in keeping with its function as a scenic route as well as an arterial road.
- 3B.13.2.8 The location of new local roads and additional collector roads shall be determined through development review and approval. The volume of traffic on local roads shall be low and in keeping with a residential environment.
- 3B.13.2.9 Pathways for pedestrians and cyclists shall be considered an important component of the transportation system. Such pathways shall be constructed throughout the Rideau Community through open space areas and along roadways and waterways to link residential areas with open space areas, the waterfront, parks, schools, the Neighbourhood Centre, and the Village Centre. The pathways shall also provide recreational opportunities for the Community.
- 3B.13.2.10 Pathways shall be designed to be aesthetically pleasing and safe for users.
- 3B.13.2.11 Roadways shall be designed and landscaped to enhance their aesthetic appeal.
- 3B.13.2.12 The road system shall be designed to accommodate a public transit system and public transit vehicles. Development shall provide for transit stops where deemed necessary.
- 3B.13.2.13 Roads shall be developed within the Village Centre in accordance with the policies of Section 3B.3.2.1.
- 3B.13.2.14 Adequate facilities for parking and loading areas shall be provided on site by the developer.
- 3B.13.2.15 Limited on-street parking may be permitted for some commercial uses and in such cases, shall be provided by the developer.
- 3B.13.2.16 Parking and loading areas shall not be a major focus on a site. They shall be well landscaped and designed in a manner which does not detract from the streetscape. Parking and loading areas shall be located in rear yards and other unobtrusive locations. Large expanses of parking areas shall be avoided.

## SECTION 3 – URBAN PLANNING AREAS

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- 3B.13.2.17 Parking areas shall provide for pedestrian movement and safety.
- 3B.13.2.18 All road intersections shall be designed to provide safe and convenient pedestrian crossings. In particular, the Gore Road/ Highway No. 15 intersection shall be designed in accordance with this policy.
- 3B.13.2.19 The developer shall be required to undertake a traffic impact study for any development proposal, including expansion of existing development, which would generate more than fifty (50) trips during the peak hour of the adjacent roadway system or the peak hour of the generator. Traffic impact studies shall also be required for any development which is expected to have an impact on the community or transportation system, as determined by the Township.

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## SECTION 3 – URBAN PLANNING AREAS

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### **3C ST. LAWRENCE PLANNING AREA – Schedule “E”**

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#### **3C.1 LOCATION**

The St. Lawrence Community is located astride Highway No. 2 extending easterly from the east end of the Canadian Armed Forces Base to and including the area known as Eastview.

#### **3C.2 NATURE OF DEVELOPMENT**

The existing community is predominated by seven distinct subdivisions, two of which lie north of Highway No. 2. It is intended that the undeveloped areas located on lands adjacent to the subdivisions which lie south of Highway No. 2 will be occupied by future residential growth which is similar in nature to existing homes, that development will occur on large lots north of Highway No. 2 and that the resulting pattern of growth shall be as shown on Schedule “E” attached hereto.

Provision has been made for commercial facilities to serve the community in the form of two local commercial areas, one within each of the two major areas designated for new residential development south of Highway No. 2 and one general commercial area located at the western end of the community on the north side of Highway No. 2.

All new development will be designed and constructed so as to blend in and be compatible with existing development. No new development shall take place below the 76.8 metre contour (International Great Lakes Datum – 1955).

#### **3C.3 AREA AND POPULATION CAPACITY**

The St. Lawrence Community has been designed to contain a population of approximately 3,129 persons by the year 1991.

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**Table 5-3**

**ESTIMATED RESIDENTIAL POPULATION**  
**(St. Lawrence)**

<b>RESIDENTIAL TYPE</b>	<b>HECTARES</b>	<b>UNITS PER HECTARE</b>	<b>TOTAL UNITS</b>	<b>POPULATION PER UNIT</b>	<b>TOTAL POPULATION</b>
<b>Proposed Suburban Residential</b>	<b>155.6</b>	<b>4.0</b>	<b>622</b>	<b>3.0</b>	<b>1886</b>
<b>Proposed Rural Estate 1</b>	<b>234.0</b>	<b>0.5</b>	<b>117</b>	<b>3.0</b>	<b>351</b>
<b>Existing Dwellings</b>	<b>76.0</b>	<b>4.0</b>	<b>304</b>	<b>3.0</b>	<b>912</b>
<b>TOTAL</b>	<b>465.6</b>		<b>1043</b>		<b>3129</b>

**3C.4 COMMUNITY FACILITIES**

**3C.4.1 School Facilities**

The existing Secondary school on Highway No. 15 in the Rideau Community is of sufficient potential capacity to serve any additional secondary school demands occurring as a result of new development in the St. Lawrence Community.

The existing separate elementary school on Highway No. 2 has sufficient potential capacity to serve any separate elementary students generated, and the Woodside School on Highway No. 2 can be increased to accommodate additional elementary students.

One new elementary school site may be required to service the expected new elementary school population.

**3C.4.2 Recreational Open Space**

**3C.4.2.1 General**

Only three small municipal parks, acquired in the context of subdivision approval, exist in the Community at the present time. Two of these parks provide waterfront access to residents and all three of these parks have been designated as Open Space for identification purposes. A large open space area has also been designated in the centre of the Community and is to be considered

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## SECTION 3 – URBAN PLANNING AREAS

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for acquisition at some time beyond the period of this Plan in the context of the overall development of the Planning Area. In addition, public recreational open space is provided in the school yard of Woodside elementary school and is available in the school yard of St. Lawrence school.

Land shall be provided to meet the recreational needs of the existing and proposed population of the St. Lawrence Community on a basis of 4.0 hectares (10 acres) of open space per thousand persons. Assuming that development occurs as shown on Schedule “E,” sufficient land will be obtained to fulfill this requirement provided that 5% of all land proposed for new development is acquired. Cash in lieu of land dedications may be obtained where such action is deemed to facilitate the implementation of the policies contained herein.

In conjunction with the review of new applications for development and the obtaining of land to meet the recreational needs established herein, the Township shall place priority on the acquisition for public purposes, of shoreline areas adjacent to bodies of water which can be utilized for active or passive recreational purposes. In addition, pedestrian links to parks with Sectors of the Community shall be obtained wherever possible.

### **3C.4.2.2 Active Recreation**

In the developing area of the Community, a minimum of 6.0 hectares (15 acres) of active recreational open space shall be provided in the form of community parks located in two Sectors. The specific location of such parks will be determined in the context of subdivision approval. For the purpose of planning these active recreational facilities the following policies shall apply:

(a) Sector 1

In the Suburban Residential designation located in the area of lots D, E, and 1 south of Highway No. 2, a minimum of 3.0 hectares (7 acres) will be allocated for park purposes. A portion of this allocation shall be developed in the form of a park having access to and located along a portion of the waterfront in Lots E and 1, and no significant new development proposal in this area will be approved until the location of this park has been confirmed.

Consideration shall be given to locating the residual allocation next to St. Lawrence School.



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(b) Sector 2

In the Suburban Residential designation located in the area of Lots 4, 5, and 6 south of Highway No. 2, a minimum of 3.0 hectares (7 acres) will be allocated for park purposes. This allocation may be developed in the form of one park, which is both located in a central position with respect to development in this Sector and easily accessible to residents of the Rural Estate I designation to the north or two smaller parks located in the vicinity of the eastern and western ends of the Sector.

### **3C.4.2.3 Passive Recreation**

It will be noted that the Active Recreation space provisions are set out above in terms of minimum requirements. This has been done since the total amount of open space required in the Community approximates 12 hectares (29 acres) and it is intended that at least 50% of this total should be used for active recreation. The difference between the amount of land used for active recreational purposes and the total amount of open space required within the Community shall be used for passive recreation.

Passive recreation shall include land used for a pedestrian link, a scenic lookout, a small park designed for rest or relaxation and similar uses deemed appropriate by Planning Board. In appropriate instances passive recreation areas may be located in Environmental Protection Areas and, with the approval of Planning Board, a maximum of 2% of the land included in any plan of subdivision may be dedicated for passive recreational use as part of 5% open space dedication required by Section 3C.4.2.1 hereof.

Where deemed necessary or desirable by Planning Board, pedestrian links may be obtained by purchase, grant or otherwise to ensure that adequate provision is made for pedestrian traffic throughout the Community.

## **3C.5 MUNICIPAL SERVICES**

All new development in the Suburban Residential designation south of Highway No. 2 will occur on the basis of piped water services. It is intended that as the area is developed, the number of piped water supplies shall not be proliferated, rather, that the number of private water supplies shall not exceed two, that they will be treated to the requirements of the Ministry of the Environment, that these supplies shall be brought under the control of the Municipality and that these supplies shall accommodate development which occurs in the immediate future. The water pipes shall be located in a manner such that ultimately all private water supplies may be shut down and the areas previously served by such supplies linked into an overall Municipal system. No additional development shall occur without water treatment facilities (including filtration) which meet the standards of the appropriate approval agency.

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## SECTION 3 – URBAN PLANNING AREAS

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The introduction of piped water services to any existing residential area may only occur on petition under The Local Improvement Act from the residents of such area where the introduction of such service is to be financed in part or in total by such residents.

### **3C.6 TRAFFIC CIRCULATION**

In order to maintain adequate traffic circulation and to maintain Highway No. 2 as an arterial road, it is intended that only limited access will be afforded to new development abutting the highway. It is the intention of this plan that all new residential development will gain access to Highway No. 2 from internal functional collector roads.

### **3C.7 SPECIAL POLICY AREA – ST. LAWRENCE COMMUNITY – Schedule “E”**

The land use designations and policies relevant only to the St. Lawrence Community are set out in Sections 3C.1 to 3C.6 and Sections 3C.8 to 3C.10 hereof. Where a land use designation is shown on Schedule “E” but not defined in this subsection, the policies for such land use designation contained elsewhere in this Plan shall apply.

### **3C.8 SPECIAL INDUSTRIAL**

The Special Industrial classification of land means that the only use of the land in the area so designated shall be for a sewage treatment plant.

The general principle to be considered in the development and zoning of the land in this designation is that an adequate buffer zone shall be maintained between the sewage plant and adjacent uses so as to minimize the incompatibility of such uses.

### **3C.9 RURAL ESTATE I**

The Rural Estate I classification of land means that the predominant use of land in areas so designated shall be for single-family detached dwellings. In addition, such uses as are complementary to or serve the basic residential uses shall be permitted.

The general principles to be considered in the development and zoning of Rural Estate I areas are as follows:

**3C.9.1** Development within Rural Estate I areas will generally be encouraged by registered plan of subdivision in depth with access from non-arterial roads. Provision shall be made in appropriate locations to leave access points from main roads to areas behind existing development.

**3C.9.2** Development may proceed on the basis of private sewage disposal systems and private wells and the minimum lot size shall be 0.8 hectares (2 acres) provided that in any single development proposal the average lot size shall be 2 hectares (5 acres). Proposals consisting of lots ranging in size from 0.8 to 4.0 hectares (2 to 10 acres) shall be encouraged.

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- 3C.9.3** The amount of new residential development permitted shall be in accordance with Section 3C.3 hereof.
- 3C.9.4** Adequate off-street parking shall be provided for all permitted uses.
- 3C.9.5** Home occupation uses, which do not cause any noise, smell, smoke or visual display which would be inappropriate in a residential area, and which do not generate traffic in volumes or nature inappropriate to a residential area, may be permitted.
- 3C.9.6** Complementary uses permitted shall include parks, playgrounds, places of worship and other appropriate public or institutional uses. Where it is deemed necessary, such uses shall be sited so as to minimize their effect on adjacent residential uses, and such uses shall provide adequate buffer planting.

### **3C.10 SUBURBAN RESIDENTIAL**

The Suburban Residential classification of land means that the predominant use of the land in the areas so designated shall be for single-family detached dwellings. In addition, such uses as are complementary to or serve the basic residential uses shall be permitted.

#### **3C.10.1 General Policies for Suburban Residential Areas**

The general principles to be considered in the development and zoning of Suburban Residential areas are as follows:

- 3C.10.1.1** The expansion of Suburban Residential areas will generally be encouraged by registered plan of subdivision, in depth with access from non-arterial roads. Provision shall be made in appropriate locations to leave access points from main roads to areas behind existing development.
- 3C.10.1.2** All new development shall be served by a piped water system and private sewage disposal systems. Such water system shall be installed by the developer to meet Ministry of Environment standards and shall be deeded to the Municipality subsequent to construction.
- 3C.10.1.3** The amount of new residential development permitted shall be in accordance with Section 3C.3 hereof.

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## SECTION 3 – URBAN PLANNING AREAS

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### **3C.10.2 Residential Uses in Suburban Residential Areas**

- 3C.10.2.1 The residential uses permitted shall be limited to single-family dwellings.
- 3C.10.2.2 New residential development shall occur on lots having a minimum area or approximately 0.2 hectares (1/2 acre).
- 3C.10.2.3 Adequate off-street parking shall be provided.
- 3C.10.2.4 Home occupation uses which do not cause any noise, smell, or visual display which would be inappropriate in a residential area, and which do not generate traffic in volumes or nature inappropriate for the residential area, may be permitted.

### **3C.10.3 Local Commercial Uses in Suburban Residential Areas**

Within the Suburban Residential classification of land limited local commercial facilities shall be permitted for the purpose of serving the daily requirements of the residents. Provisions relating to the location, zoning and development of local commercial uses in Suburban Residential areas are as follows:

- 3C.10.3.1 The uses permitted shall be limited to small retail stores of a convenience nature such as a corner store, a beauty salon, or a barber shop, a dry cleaning pick-up establishment or similar use and shall not include uses such as a restaurant or any other such use which would be out of keeping with the predominant residential character of the area.
- 3C.10.3.2 The building containing such local commercial uses, and any lighting and signs relating to such uses shall be designed and located in such a manner as to complement the character of the adjacent residential area.
- 3C.10.3.3 Adequate off-street parking facilities shall be provided for all Local Commercial uses. Access points to such parking facilities shall be limited in number and designed in such a manner as to minimize the danger to vehicular and pedestrian traffic.
- 3C.10.3.4 Adequate buffer planting and screening shall be provided between local commercial uses and any adjacent residential uses, and such buffer planting and screening may include the provision of grass strips, fencing, and the planting of appropriate trees and shrubs.
- 3C.10.3.5 The location of local commercial uses shall be controlled by rezoning and shall be limited to and conform with the following requirements:

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- (a) Within the Suburban Residential classification of land in Lots D, E, and 1 south of Highway No. 2, one local commercial area shall be permitted at the intersection of functional collector roads. Such local commercial use shall be limited to a maximum of 170 square metres (1800 square feet) of gross leaseable area, and shall consist of no more than two retail stores.
- (b) Within the Suburban Residential classification of land in Lots 4, 5, and 6 south of Highway No. 2, one new local commercial area shall be permitted at the intersection of functional collector roads. Such local commercial use shall be limited to a maximum of 340 square metres (3600 square feet) of gross leaseable area, and shall consist of no more than four retail stores.

### 3C.10.4 Other Non-Residential Uses in Suburban Residential Areas

Complementary uses permitted shall include parks, playgrounds, places of worship, and other appropriate public or institutional uses. Where it is deemed to be necessary, such uses shall be sited so as to minimize their effect upon adjacent residential uses, and adequate buffer planting shall be provided.

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## 3D BARRIEFIELD PLANNING AREA

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Barriefield is a designated Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

Council recognizes that the Barriefield Heritage Conservation District comprises a unique ensemble of heritage buildings and landscapes that have resulted from a century and a half of many social, economic, natural and physical changes.

Council will conserve and protect this unique heritage character in the process of change.

Council and the Committee of Adjustment, in making decisions on Planning Act applications (i.e. Official Plan amendments, Zoning By-law amendments, subdivisions, consents, minor variances, site plans, etc.) shall be consistent with the policies and guidelines in the Barriefield HCD Plan which has been adopted by Council and shall consider any other relevant matters.

Council, in making decisions on permit applications under Part V of the Ontario Heritage Act for new development, additions, alterations, repairs and demolition, shall be consistent with the policies and guidelines in the Barriefield HCD Plan which has been adopted by Council, and shall consider any other relevant matters.

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## SECTION 3 – URBAN PLANNING AREAS

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### **3D.1 LAND USE DESIGNATIONS**

3D.1.1 The land use designations and policies relevant only to the Barriefield Planning Area are set out in this Section (3D). Where a land use designation is shown on Map 2 but not defined in this Section, the policies for such land use designation contained elsewhere in this Plan shall apply.

### **3D.2 HERITAGE RESIDENTIAL**

3D.2.1 Permitted uses shall be limited to: single detached and semi-detached dwellings, provided the number of semi-detached units does not exceed 10% of the total number of dwelling units in the Barriefield Planning Area.

### **3D.3 HERITAGE RESIDENTIAL/INSTITUTIONAL**

3D.3.1 Permitted uses shall be limited to: single detached and semi-detached dwellings, provided the number of semi-detached units does not exceed 10% of the total number of dwelling units in the Barriefield Planning Area; churches; publicly funded schools- and seniors homes.

3D.3.2 A site specific rezoning shall be required for a church, publicly funded school, or seniors home.

### **3D.4 HERITAGE INSTITUTIONAL**

3D.4.1 Permitted uses shall be limited to: churches; and publicly funded schools.

3D.4.2 The view of St. Mark's Church looking south from County Road No. 15 shall be preserved.

### **3D.5 HERITAGE COMMERCIAL**

Permitted uses shall be limited to a convenience store; small scale commercial uses compatible with a residential area and not likely to create a nuisance or increase traffic volumes significantly; and a maximum of three dwelling units.

### **3D.6 CREATION OF NEW LOTS**

3D.6.1 New lots may be created in the Barriefield Planning Area, provided the following criteria are met:

- new lots shall be rectangular and shall have full street frontage. No "driveway access only" lots shall be created nor shall any interior lots be created;

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## SECTION 3 – URBAN PLANNING AREAS

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- new lots created shall be similar in lot area and frontage to other lots in that area of Barriefield, except for institutional uses which may be established on larger lots;
  - new streets shall maintain the existing grid pattern in Barriefield;
  - new lots created on Main Street north of Wellington Street, shall have at least 90 feet of frontage;
  - no new structures shall interfere with the view of St. Mark's Church looking south from County Road No. 15; and
  - a landscaped buffer is provided along County Road No. 15;
- except that:
- no new lots shall be severed from the Barriefield House property, except for one lot with frontage on Regent Street and a depth of approximately 30 metres.
  - on the Marks House property, if the existing house is retained, two new lots may be permitted with "driveway access only" provided the integrity of the heritage landscape is maintained. If the house is not retained, full street frontage for all lots will be required.

3D.6.2 When considering the creation of new lots, regard shall be given to:

- protecting the shoreline of the Great Cataraqui River and its vegetated slopes;
- protecting existing heritage features including buildings, structures, streetscapes, archaeological sites and vegetation;
- maintaining existing mature trees;
- maintaining existing topographical features, grades and contours; and
- protecting archaeological resources.

### **3D.7 NEW HOUSES AND ADDITIONS TO EXISTING HOUSES**

- 3D.7.1 New houses shall maintain the existing low density and low profile character of existing residential development.
- 3D.7.2 New housing shall be similar in size, height and setback to neighbouring houses.
- 3D.7.3 New additions to existing houses shall generally be no higher than the existing building and be placed to the rear of the building or set back substantially from the principal facade. Where building, site or lot characteristics do not allow such placement, upper storey additions may be permitted in accordance with the Barriefield HCD Plan.

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## SECTION 3 – URBAN PLANNING AREAS

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### **3D.8 NEW INSTITUTIONAL BUILDINGS**

- 3D.8.1 New institutional buildings shall be low profile and compatible with adjacent residential development.

### **3D.9 LANDSCAPE AND PUBLIC WORKS**

- 3D.9.1 The vegetated slopes of the Great Cataraqui River, existing trees, tree lines, hedgerows, and other heritage landscape features and vegetation will be preserved where possible.
- 3D.9.2 Public works undertaken in Barriefield shall minimize adverse impacts on the heritage streetscape and landscape.

### **3D.10 ZONING BY-LAW**

- 3D.10.1 The Zoning By-law will control the type, location, size, height, massing, and density of new development to ensure compatibility with existing development in Barriefield.

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## **3E CFB KINGSTON PLANNING AREA**

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### **3E.1 LAND USE DESIGNATIONS**

- 3E.1.1 The land use designations and policies relevant only the CFB Kingston Planning Area are set out in this Section (3E). Where a land use designation is shown on Map 2 but not defined in this Section, the policies for such land use designation contained elsewhere in this Plan apply.

### **3E.2 MILITARY INSTITUTIONAL**

- 3E.2.1 The Military-Institutional designation applies to lands under the jurisdiction of the Federal Government's Department of National Defence. The permitted use of lands so designated shall include those uses consistent with the operation and activities of a military base.
- 3E.2.2 An amendment to this Plan shall be required when development or redevelopment is proposed on lands designated Military-Institutional that ceases to be under the jurisdiction of the Federal Government. In considering an amendment, Council amongst other issues shall have regard to the impact the proposal will have on infrastructure and municipal services, the long term plans of the Township and the objectives and goals of the Official Plan.



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## SECTION 3 – URBAN PLANNING AREAS

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### **3E.3 MILITARY LOW DENSITY RESIDENTIAL**

- 3E.3.1 The uses permitted shall include single-detached, semi-detached and duplex dwellings.
- 3E.3.2 Density shall be 10 to 30 units per net hectare.
- 3E.3.3 Adequate off-street parking shall be provided for all permitted uses.
- 3E.3.4 The lands located in part of the Fort Henry Reserve and identified as Lots 20-57 and Block D of Registered Plan Number 419 may be resubdivided by the consent process and shall be developed in accordance with the following policies:
- consent applications shall have the effect of readjusting lot lines so as to recognize the location of residential dwellings existing at the time of adoption of these special policies;
  - consent applications shall not be approved where the effect is to create a new lot for residential purposes; and
  - an agreement between the applicant and the Township shall be entered into regarding services, maintenance, financial and liability issues.

### **3E.4 MILITARY MEDIUM DENSITY RESIDENTIAL**

- 3E.4.1 The uses permitted shall include single-detached, semi-detached, duplex, triplex, quadruplex and row house dwellings- and low-rise apartments.
- 3E.4.2 Density shall be 25 to 45 units per net hectare.
- 3E.4.3 Adequate off-street parking shall be provided for all permitted uses.

### **3E.5 SHOPPING CENTRE COMMERCIAL**

- 3E.5.1 The policies of Sections 3B.3.2.3 and 3B.3.2.5 shall apply.

### **3E.6 SITE SPECIFIC POLICIES**

#### **3E.6.1 Part of Military Reserve**

The lands located in part of the Fort Henry Reserve and are identified as Lots 20-57 and Block D of Registered Plan Number 419 may be resubdivided by the consent process and shall be developed in accordance with the following policies:

### SECTION 3 – URBAN PLANNING AREAS

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- a) Consent applications shall have the effect of readjusting lot lines so as to recognize the location of residential dwellings existing at the time of adoption of these special policies;
- b) Consent applications shall not be approved where the effect is to create a new lot for residential purposes;
- c) That an agreement between the applicant and the Municipality be entered into regarding services, maintenance, financial and liability issues.

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### 4A TRANSPORTATION

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The transportation network consists of a system of roads and pathways enabling the movement of people, goods and services. A strong relationship exists between the development of a transportation system and the form of development in the community. The transportation system is a very visible part of the urban form and its design must address the needs of vehicles, pedestrians, cyclists and transit users.

#### 4A.1 OBJECTIVES

The transportation network shall:

- be designed to effectively serve the land use pattern;
- facilitate the movement of people and goods throughout the community;
- promote a safe, integrated and accessible transportation system consisting of a network of roads, parking and loading facilities and pathways;
- accommodate various modes of transport including automobiles, transit, bicycles and walking and ensure that there are appropriate linkages between these systems; integrate existing and proposed transportation systems provided by other jurisdictions; and
- protect corridors and rights-of-way for the various forms of transportation.

#### 4A.2 ROADS

##### 4A.2.1 Road Pattern

The road pattern as shown on Map 5 - Transportation and Pathways, is based on the following principles:

- the overall road pattern should be in harmony with the proposed road pattern of the adjoining municipalities, the County road system and the Provincial Highway system;
- arterial roads should permit the movement of large volumes of traffic through the Township, to and from the major traffic generating areas;
- collector roads should permit the movement of medium volumes of traffic between arterial and collector roads; and
- local roads should provide access only to the area in which such local roads are located and should not serve major traffic generating areas.

##### 4A.2.2 Road Classification

The existing, and proposed roads in the Pittsburgh Planning Area are classified on Map 5 – Transportation and Pathways according to their ultimate function.

## SECTION 4 – INFRASTRUCTURE

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### 4A.2.2.1 Provincial Highway

This designation applies to Provincial Highway 401 which is designed to facilitate the movement of through traffic. These roads have four or more traffic lanes with no access to abutting properties and no intersections provided at Grade level. Such roads are designed for the movement of large volumes of vehicles at high speed over moderate to long distances.

### 4A.2.2.2 Arterial Roads

This designation applies to roads designed to facilitate the movement of inter-area and through traffic. These roads may have either 2 or 4 traffic lanes with limited access to abutting properties. Access will be preferably from Collector Roads and major private entrances. Access from abutting properties shall generally be combined so as to reduce the number of access points on Arterial Roads. Such roads are designed for the movement of large volumes of vehicles at moderate speeds over medium distances. Minimum right-of-way width shall be 36.5 metres.

### 4A.2.2.3 Collector Roads

This designation applies to roads designed to facilitate the movement of vehicles within the Township. These roads may have either 2 or 4 traffic lanes. Access will be preferably from Local Roads or major private entrances, although private entrances and on-street parking may be permitted. Such roads are designed to collect and carry traffic from Local Roads to Collector Roads or distribute traffic to Local Roads and will carry moderate volumes of vehicles. Collector Roads while designed to moderate speeds are typically used for low speed traffic movement. Minimum right-of-way width shall be 30.5 metres for County Roads and 20 metres to 26 metres for Township Roads.

### 4A.2.2.4 Local Roads

This designation applies to roads designed to facilitate the movement of vehicles within neighbourhoods. These roads have 2 traffic lanes with direct access provided to abutting lands. Such roads are designed for the movement of low volumes of vehicles at low speeds. The minimum right-of-way width shall be 18 metres to 20 metres, except in the Barriefield Planning Area, where the minimum right-of-way width shall be 12 metres. The municipality may consider smaller rights-of-way proposed in development plans, under certain conditions, without requiring an amendment to this Plan.

## 4A.2.3 Intersection Improvements

It is intended that, as traffic conditions warrant, improvements in the form of jog eliminations, sight triangles, regulation of turning movements, proper signing,

## SECTION 4 – INFRASTRUCTURE

installation of traffic signals, traffic lanes and channelization construction will be undertaken at any intersection required.

The road allowance widths specified in Section 4A.2.2 herein may increase on approaches to major intersections in order to facilitate improvements such as tuning lanes or channelization.

### 4A.2.4 Road Widening

In the course of approving subdivision and consent application and in exercising Site Plan Control, Council may require the dedication of lands for the widening and extension of roads to provide for a right-of-way width in accordance with the designated functional classification. In addition, developers may be required to enter into a separate agreement with other authorities, to dedicate road widenings on all properties which abut roads under their jurisdiction.

4A.2.4.1 For the purposes of this section, the designated Township and County road allowance widths shall be in accordance with the following tables:

<b>TOWNSHIP ROAD WIDENINGS</b>			
<b>DESIGNATED ROAD</b>	<b>FROM</b>	<b>TO</b>	<b>DESIGNATED WIDTH</b>
Abbey Dawn	Entire Length		20m
Best Chase	South of C.N.R.		20m
Boundary	South of 6 <sup>th</sup> Concession		20m
Butternut Creek	Entire Length		20m
Canal Dr.	Entire Length		20m
Caughey's	Entire Length		20m
Dane	Entire Length		20m
Gore	Cataraqui River	Gore Lot 3	36.5m
Gore	Gore Lot 3	Termination	20m
Jarvis	Entire Length		20m
Jenson	Entire Length		20m
Leo Lake	Entire Length		20m
McCarey	Entire Length		20m
McCarthy	Entire Length		20m
McClements	Entire Length		20m
<b>TOWNSHIP ROAD WIDENINGS</b>			
<b>DESIGNATED ROAD</b>	<b>FROM</b>	<b>TO</b>	<b>DESIGNATED WIDTH</b>
McKendry	Entire Length		20m
Mundell	Entire Length		20m
Murray's	Entire Length		20m

## SECTION 4 – INFRASTRUCTURE

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<b>COUNTY ROAD WIDENINGS</b>			
<b>DESIGNATED ROAD</b>	<b>FROM</b>	<b>TO</b>	<b>DESIGNATED WIDTH</b>
County Road 2	Cataraqui River	Treasure Island	36.5m
County Road 2	Treasure Island	County Boundary	30.5m
County Road 12	Hwy. No. 15	Township Boundary	30.5m
County Road 13	Hwy. No. 15	Township Boundary	30.5m
County Road 14	County Rd. 15	County Rd. 2	30.5m
County Road 15	County Rd. 2	Highway No. 401	36.5m
County Road 16	St. Lawrence River	Highway No. 15	30.5m
County Road 21	Rideau Canal	Highway No. 15	30.5m

4A.2.4.2 Where a required road widening has already been obtained then no further road widening will be taken

4A.2.4.3 Where the existing road allowance abutting any property is less than the designated width, the Township may require the dedication of a strip of land equal to approximately one half the additional amount of land required to create the designated road allowance.

4A.2.4.4 Where it is necessary to acquire a wider strip of land on one side of the road than on the other due to such factors as topographic features, environmental concerns, survey anomalies, other unique conditions or the need for a safer, more efficient road alignment at that particular location, the Township may require a greater widening or the total widening on one side of the road to be dedicated as a condition of approval.

4A.2.4.5 Additional road widening lands may also be required to support transportation improvements such as bridge or grade separations.

### **4A.2.5 Private Roads**

Private roads are those roads which are not assumed by By-law and/or maintained on a year round basis by a public road authority.

4A.2.5.1 Persons using private roads to gain access to property do so at their own risk. The Township is under no obligation to provide any road dependent service such as maintenance, snow plowing or emergency vehicle access on any private road.

4A.2.5.2 When a private road has been reconstructed to the approval standard required by the Township, the Township will assume the road by By-law but only if it directly abuts an existing public road which is maintained on a year round basis by a public road authority.

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## SECTION 4 – INFRASTRUCTURE

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- 4A.2.5.3 The Township encourages the upgrading of existing private roads and may provide administrative assistance, such as the procedures under the Local Improvement Act, to help achieve this result.

### **4A.2.6 Third Crossing of the Great Cataraqui River**

It is intended that a third crossing of the Great Cataraqui River, if undertaken, be constructed at Gore Road.

When considering proposals for development or redevelopment in the area of Gore Road between the Great Cataraqui River and County Road No. 15, Council shall ensure a right-of-way is protected wide enough to accommodate a crossing of the River.

### **4A.3 TRANSIT SUPPORTIVE POLICIES**

In areas of the Township where transit services exist or can be expanded into, the following shall be considered in the planning of roads and land uses and in the review of development proposals.

- 4A.3.1 The majority of residents, jobs or other activities or uses should be located within easy walking distance of a potential transit stop.
- 4A.3.2 An appropriate range of housing types and land uses that will support transit is to be encouraged.
- 4A.3.3 Higher density housing and higher intensity non-residential uses are to be encouraged along selected major transit routes.
- 4A.3.4 Land uses frequented by people dependent on public transit are encouraged to locate adjacent to transit stops.
- 4A.3.5 Bus lay-by areas accommodating transit stops are encouraged to be incorporated into development and redevelopment proposals.

### **4A.4 PATHWAYS**

It is Council's intent to develop a system of pathways throughout the Township which will connect people with places of significance and open spaces in the community. A system of pathways contributes to the development of a healthier community and takes advantage of the environmental and energy benefits of alternative modes of travel to the automobile. Pathways are intended to recognize the importance of walking and cycling as a form of transportation and recreation. In this regard the policies of Section 2F - Open Space of this Plan shall also apply.

- 4A.4.1 Pathways shall be designed to provide safe, interesting, varied and convenient environments for walking and cycling.

## **SECTION 4 – INFRASTRUCTURE**

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- 4A.4.2 Pathways shall be developed in a manner which integrates with existing and proposed transportation facilities, important places, recreational areas and open spaces.
- 4A.4.3 Pathways may include street sidewalks, paved shoulders of the road, trails, formal and informal pathways, unopened road allowances, natural environmental corridors or public rights-of-way.
- 4A.4.4 Where feasible, pathways should integrate with similar systems located in adjacent municipalities.

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### **4B MUNICIPAL SEWER AND WATER**

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It is the intent of Council to ensure the provision of and improvements to municipal sewer and water services in accordance with the policies of this Plan. Council shall ensure that municipal water and sanitary sewer services are expanded and developed in an orderly, efficient and economic manner.

It is Council's intention to direct new growth to areas of the Township where there is full municipal services (water and sewer) and where there is sufficient capacity to accommodate the proposed growth. In areas outside of fully serviced areas, new growth may be considered on communal or private services, provided that the proposed servicing method is supported with the appropriate technical studies.

New development on partial services (municipal water or municipal sewer only) will not be considered until such time as the Urban Growth Strategy has been completed.

Any new development within the Township will not hinder the efficient expansion of municipal services and will not promote the need for unnecessary, uneconomical, or unplanned expansion of infrastructure in the future.

#### **4B.1 POLICIES**

- 4B.1.1 The extent, type and sequencing of municipal sewer or water services shall be as identified on Map 6 - Service Areas and Sequencing.
- 4B.1.2 The sequencing of the provision of municipal water and sewer services shall be in accordance with the applicable Urban Planning Area policies of this Plan and as illustrated on Map 6 - Service Areas and Sequencing.
- 4B.1.3 Areas identified as Existing - Sewer and Water Area, or Existing - Water Area on Map 6 - Service Areas and Sequencing, represent existing built up areas of the Township, those areas where development may still occur and are subject to the policies of the appropriate Planning Area.



## **SECTION 4 – INFRASTRUCTURE**

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- 4B.1.4 The extension or expansion of the municipal sewer or water areas shall only occur upon the completion and approval of a Growth Management Study, Secondary Plan and amendment to this Plan.
- 4B.1.5 The Township will monitor the impact of development in order to ensure sufficient capacity of its infrastructure.

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### **4C STORM WATER MANAGEMENT**

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It is intended that the impact of development on watershed areas be minimised by requiring that: when development or redevelopment occurs, storm water management measures are undertaken that will minimise or eliminate differences in pre-development and post-development run-off rates;

- a comprehensive drainage plan be prepared in support of land use plans for newly developing areas;
- comprehensive drainage plans consider both quantity and quality impacts;
- methods to increase filtration rates be considered as part of any storm water management plan; and
- site specific storm water drainage plans be prepared in support of subdivision and site plan applications where appropriate.

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### **4D PRIVATE SERVICES**

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In areas where new development is proposed on private water and/or sewage systems, the following policies shall apply.

#### **4D.1 CREATION OF NEW RESIDENTIAL LOTS BY CONSENT**

##### 4D.1.1 Lot Size

Lots shall be a minimum of 1.0 hectares in size.

##### 4D.1.2 Groundwater Supply Assessment

For new lots with a resultant density more than 5 lots/5 hectares, including all existing and potential development lots as measured within 300 metres from the new lot boundary, a hydrogeological study prepared by a qualified consultant will be required prior to lot approval.

##### 4D.1.3 Terrain Suitability For On-Site Waste Water Treatment

A site inspection by the appropriate authority to determine well and sewage system suitability and locations will be required prior to lot approval.

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## SECTION 4 – INFRASTRUCTURE

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### **4D.2 CREATION OF NEW LOTS BY PLAN OF SUBDIVISION**

#### 4D.2.1 Lot Size

Lots shall be a minimum of 1.0 hectares in size.

#### 4D.2.2 Groundwater Supply Assessment

A groundwater quantity and quality study prepared in accordance with Ministry of Environment Guidelines will be required prior to approval.

A test well study is also required prior to approval.

Number of test wells required is:

up to 15 hectares	- 3 wells
15 to 25 hectares	- 4 wells
25 to 40 hectares	- 5 wells
More than 40 hectares	- 5 wells, plus 1 well for each additional 20 hectares or portion thereof

#### 4D.2.3 Groundwater Quality Risk Assessment

A groundwater impact assessment prepared in accordance with Ministry of Environment and Energy Guidelines will be required.

#### 4D.2.4 Terrain Suitability For On-Site Waste Water Treatment

A site inspection by the appropriate authority to determine well and sewage system suitability and locations will be required prior to subdivision approval.

### **4D.3 DEVELOPMENT OF INDUSTRIAL, COMMERCIAL/INSTITUTIONAL USES**

#### 4D.3.1 Lot Size

Lot size will be tailored to use, but in no case will be less than 1.0 hectares.

#### 4D.3.2 Groundwater Supply Assessment

If maximum daily well flow is greater than 2,000 litres/day a test well will be constructed, test pumped and sampled under the direction of a qualified consultant.

#### 4D.3.3 Groundwater Quality Risk Assessment

## SECTION 4 – INFRASTRUCTURE

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A groundwater impact assessment prepared in accordance with Ministry of Environment and Energy's Guidelines will normally be required. Uses requiring large (i.e. more than 4,500 litres/day) sewage systems require application of the Reasonable Use Criteria (MOEE Policy B-7).

### 4D.3.4 Terrain Suitability For On-Site Waste Water Treatment

A site inspection by the appropriate authority to determine well and sewage system suitability and locations will be required prior to lot approval.

## 4D.4 SPECIAL CONSTRAINT AREA POLICES

4D.4.1 A number of areas in the Township have been identified as having constraints to development on private water and/or waste water systems. These constraint areas are shown on Maps 3 and 4.

4 D.4.2 Special policies pertaining to these constraint areas are set out in the Table on the following page.

## SECTION 4 – INFRASTRUCTURE

CONSTRAINT AREA	NEW RESIDENTIAL LOTS CREATED BY CONSENT	SUBDIVISION WITH MORE THAN 5 LOTS	INDUSTRIAL/ COMMERCIAL/ INSTITUTIONAL
Area A <ul style="list-style-type: none"> <li>• potential low yield wells</li> </ul>	<ul style="list-style-type: none"> <li>• the well must be tested for quantity and quality</li> <li>• a report prepared by a qualified consultant is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>
Area B <ul style="list-style-type: none"> <li>• Water quality constraints (fluoride, sodium &amp; chloride)</li> </ul>	<ul style="list-style-type: none"> <li>• the well must be tested for quality including fluoride, sodium, chloride, nitrate, total coliform/E. Coli</li> <li>• a report prepared by a qualified consultant is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>
Area C <ul style="list-style-type: none"> <li>• Potential low yield wells</li> <li>• potential elevated chloride</li> </ul>	<ul style="list-style-type: none"> <li>• the well must be tested for quantity and quality</li> <li>• a test pump minimum 6 hours @ minimum rate of 13 litres/minute is required prior to approval</li> <li>• quality: same as Area B</li> <li>• a report prepared by a qualified consultant is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>
Area D <ul style="list-style-type: none"> <li>• potential elevated chloride</li> </ul>	<ul style="list-style-type: none"> <li>• same as Area B</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>
Area E <ul style="list-style-type: none"> <li>• potential low yield wells</li> </ul>	<ul style="list-style-type: none"> <li>• the well must be tested for quantity</li> <li>• a test pump minimum 6 hours @ minimum rate of 13 litres/minute is required</li> <li>• a report prepared by a qualified consultant is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines is required prior to approval</li> </ul>
Area F (includes E) <ul style="list-style-type: none"> <li>• susceptible to groundwater contamination</li> </ul>	<ul style="list-style-type: none"> <li>• the well must be tested for quality</li> <li>• impact assessment required if more than 5 lots per 5 hectares as measured within a 300 metre radius of newly created lot line</li> <li>• shallow/dug wells not recommended</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines with emphasis on groundwater impact assessment is required prior to approval</li> </ul>	<ul style="list-style-type: none"> <li>• a hydrogeological study prepared in accordance with MOEE guidelines with emphasis on groundwater impact assessment is required prior to approval</li> </ul>

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## SECTION 5 - IMPLEMENTATION AND INTERPRETATION

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### 5A GENERAL

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This Official Plan shall be implemented by means of the powers conferred upon Council by statute and the various measures referenced in this Section.

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### 5B OFFICIAL PLAN REVIEW

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This Official Plan shall be reviewed every five years as required by the Planning Act.

Amendments to the Plan may be made as Council deems appropriate.

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### 5C ZONING BY-LAW

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The Zoning By-law shall be amended to conform with the policies and maps contained in this Plan.

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### 5D HOLDING PROVISION BY-LAWS

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It is not intended that all land use areas designated in the Official Plan will be zoned for such uses immediately by the Zoning By-law and no provision of this Plan shall be interpreted to require Council to zone any land within the Pittsburgh Planning Area so as to permit the immediate development of such lands for a designated use. Areas may be zoned in the Zoning By-law in a Holding category pursuant to the *Planning Act*, and in accordance with the policies below.

5D.1 It is the intention of Council to place certain lands within a Holding category in the implementing Zoning By-law when the principle of development has been established, in order to:

- identify areas that may be developed in the foreseeable future;
- reserve their use until the necessary municipal services become available;
- effect the phasing and/or proper design of large scale residential, commercial, or industrial development;
- ensure the proper servicing and financial agreements are in place; and/or
- delay development until such time as it is determined that identified development constraints can be overcome to the satisfaction of Council.

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## SECTION 5 - IMPLEMENTATION AND INTERPRETATION

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5D.2 Generally, it is intended that the Holding category is to be used on lands zoned for residential, commercial and industrial uses within the designated Planning Areas for which municipal water and/or sanitary sewage services are to be provided.

Notwithstanding the foregoing, however, lands throughout the Pittsburgh Planning Area may be zoned in a Holding category where Council determines such a Holding category is needed to achieve the objectives listed in Section 5D.1 above.

5D.3 Lands which are subject to Holding provisions shall be identified in the Zoning By-law by an "H" symbol, in conjunction with the appropriate zone symbol denoting the eventual use of the land and shall be subject to the following policies:

- lands which are shown to be in a Holding category shall generally be restricted to existing uses; and
- new development proposed on lands zoned in a Holding category shall not be permitted unless Council deems it appropriate to remove the Holding symbol through an amending by-law, in accordance with Section 5D.4 below.

5D.4 Removal of Holding Symbols

An application for removal of the Holding symbol shall be reviewed by Council and approved if the following criteria are met:

- the proposed use is in conformity with the requirements of the Zoning By-law;
- the required services are available or will soon be available;
- the financial requirements of the Township have been fulfilled;
- any necessary agreements, such as subdivision agreements and site plan control agreements have been registered on title;
- the phasing and design of the proposed development is to Council's satisfaction; and/or
- any development constraints which have been identified can be overcome to the satisfaction of Council.

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### 5E INCREASED DENSITY BY-LAWS

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5E.1 Council may pass Zoning By-laws in accordance with the *Planning Act* to permit an increase in the maximum density of a development, in exchange for the provision of such facilities, services, or matters as are set out in the By-law.

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- 5E.2 In all cases the facilities, services, or matters provided in exchange for increased density or a development project shall be directly linked to the nature of the development and shall be located on the lands which are being developed.
- 5E.3 The transfer of increased density provisions from one site to another site or from one project to another project shall not be permitted.
- 5E.4 In all cases development resulting from the application of increased density provisions shall meet all other applicable Zoning By-law provisions and regulations.
- 5E.5 Before passing Zoning By-laws to allow an increase in density of a development project it is the intent of the Plan to encourage Council to review the implication of increased height and density provisions of the *Planning Act* having regard to the following specific Township matters:
- the type and types of development to which increased density provisions may apply;
  - the area or areas of the Pittsburgh Planning Area where these provisions may apply;
  - the facilities, services, or matters which may be provided in exchange for increased density; and
  - the extent of the increases in density which may be granted.
- 5E.6 Any proposal for increased density shall require a site-specific amendment to this Plan to establish an appropriate policy framework with respect to the permitted height or density increase and the facilities, services, and matters to be provided.
- 5E.7 In all cases development resulting from the application of increased density provisions shall be compatible with adjacent uses and meet the general intent and purpose of this Plan.
- 5E.8 The facilities, services, and matters which are to be provided shall be commensurate with the increased density which may be granted for each development project.
- 5E.9 As a condition to the application of increased density provisions to a proposed development, the owner of the subject land will be required to enter into an agreement with the Township, to be registered against the title of the land. The agreement will deal with the facilities, services, and matters that are to be provided, the timing of their provision, and the increase in height or density to be given.

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### 5F EXISTING LAND USES

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Any land use existing at the date of approval of this Plan that does not conform with the land use designations as shown on the Maps or the policies related thereto, as a general rule should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that extensions and enlargements shall be handled through the use of the *Planning Act*.

5F.1 Any application, in accordance with the *Planning Act*, for the extension or enlargement of a use which does not conform to the implementing Zoning By-law (hereinafter called a non-conforming use) and which existed at the time of passing of such By-law shall be dealt with in the following manner:

- Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly at some future date, and of holding, selling, leasing or redeveloping the property in accordance with the provisions of the *Planning Act*. Special attention will be given to the chances for the reestablishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with the policies of this Official Plan;
- if acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the passing of a Zoning By-law and such By-law may then be passed without the necessity to amend the Official Plan providing it complies with the policies of Section 5F.2 below.

5F.2 Council, before passing such a By-law, shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- that the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the area;
- that the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the Zoning By-law;
- that an application which would affect the boundary areas of different land use designations in the Official Plan will only be processed under these policies, if it can be considered as a "minor adjustment" permitted under the



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flexibility clause of Section 5M.1 of this Plan without the need for an amendment. Any major variances will require an amendment to the Official Plan;

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

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### 5G PUBLIC NOTICE

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- 5G.1 Public participation shall be regarded as an essential part of the municipal planning process.
- 5G.2 Public meetings shall be held before proposals for Official Plan and Zoning By-law amendments are dealt with by Council, in accordance with the *Planning Act*.
- 5G.3 Notice of public meetings shall be given in accordance with the *Planning Act*. The Municipality may, however, consider alternate notice procedures as provided for in the *Planning Act*.
- 5G.4 The Municipality shall use a temporary sign board placed on the property which is subject to an application of a site specific Official Plan amendment, Zoning By-

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law amendment, plan of subdivision, minor variance, consent and site plan control where the proposal is greater than 300 square metres in new floor area.

5G.5 The specifications of the temporary signs including, but not limited to, size, wording, material, colour, lettering, location, installation, maintenance shall be adopted by Council, through resolution, from time to time.

5G.6 For special issues including, but not limited to, new Official Plans and Comprehensive Zoning By-laws, the Municipality may consider additional means of public participation including open houses, public displays, area meetings, newspaper coverage, cable T.V. programming and other similar means.

5G.7 Council may, by resolution, forego public notification and public meetings in connection with Official Plan, Community Improvement Plan, and Zoning By-law amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and may include the following matters:

- Altering punctuation or language to obtain a uniform mode of expression;
- Correcting clerical, grammatical, dimensioning or typographical errors;
- Altering the number and arrangement of any provision;
- Inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
- Changing the format of a document;
- Consolidating amendments; and
- Transferring Official Plan, Community Improvement Plan and Zoning By-law designation to new base maps.

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### 5H PUBLIC WORKS

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All Public Works shall conform to this Plan.

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### 5I SITE PLAN CONTROL

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5I.1 Council may control the details and decision of development proposals through the use of a Site Plan Control Area By-law, pursuant to the *Planning Act*. It is the intention of Council to use Site Plan Control as a planning tool complementary to the Zoning By-law to ensure that:

- proposed buildings and structures are well sited vis-à-vis adjacent land uses;

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- design details such as lighting, walkways, landscaping, etc. are adequate for the uses proposed;
- the proposed development is built and maintained as approved by Council; and
- road allowances of adequate width are provided.

5I.2 The entire Pittsburgh Planning Area shall be designated as a proposed Site Plan Control Area except that the following uses shall be exempt from Site Plan Control:

- one and two unit dwellings and buildings or structures accessory thereto which are permitted in any of the Residential Zones in the Zoning By-law;
- "agricultural" but not "agriculture-related" uses or "specialized farm" uses as defined in the Zoning By-law, and buildings or structures accessory thereto including permitted residential uses, throughout the Pittsburgh Planning Area; and
- additions or alterations to any of the foregoing uses and to any buildings or structures accessory thereto, throughout the Pittsburgh Planning Area.

5I.3 Notwithstanding the specific exclusions set forth above, the following policies shall apply:

- All properties which are within or adjacent to Environmental Protection Areas or Environmental Resource Areas shall be subject to Site Plan Control;
- all properties which are designated for heritage conservation under Part IV or Part V of the Ontario *Heritage Act* shall be subject to Site Plan Control; and
- all properties which abut a municipal road as described in Section A.2.4.1 shall be subject to Site Plan Control.

5I.4 In imposing Site Plan Control, Council will seek to regulate the general site design of the property and, when appropriate, the conceptual design of all buildings and structures on the property. Site plan drawings will be requested in all cases. Floor plan, elevation and cross-section drawings of each building may be requested. Floor plan, elevation and cross-section drawings are not required for a proposed building which is to be used for residential purposes containing fewer than 25 dwelling units.

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### 5J SUBDIVISIONS, CONSENTS, AND PART LOT CONTROL BY-LAWS

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5J.1 It is intended that the Township will continue to use subdivision and part-lot control in order to maintain control over land transactions within the Pittsburgh Planning Area. Land development shall generally take place by plan of subdivision.

5J.2 Under certain circumstances, where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following applicable consent policies:

- consents shall be granted only in areas where the undue or uneconomic extension of any major service is not required;
- consents resulting in the creation of one or more additional lots shall only be granted when all lots and remnant parcels abut and have direct vehicular access to a public road maintained on a year round basis by a public road authority;
- consents should have the effect of in filling in existing urbanized areas and not of extending the urban area haphazardly;
- ribbon development along highways or other major roads should be prevented (ribbon development is generally defined as a development that takes the form of a single depth of houses or other land uses along roads, which can be costly to provide with utilities and other services). Direct access from major roads should be restricted and residential lots, wherever possible, should have access only from local or collector roads;
- the size of any parcel of land created by such a consent should be appropriate for the use proposed considering the public services available and the soil conditions, and, in no case should any parcel be created which does not conform to the provisions of the Zoning By-law;
- consents should not be granted for land adjacent to a road where direct access will create a traffic hazard because of limited sight lines on curves or grades;
- the relevant policies of this Plan shall be considered;
- notwithstanding any other policies of this Plan to the contrary, there shall be no limit on the number of severances permitted for technical reasons or to accommodate a public use; and

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- where a severance is granted fronting on a road which is designated for widening in this Plan, the dedication of the required land for road widening shall be a condition of approval.

5J.3 It shall be the policy of the Township to recommend or approve only those plans of subdivision which comply with the policies of this Plan and which can be supplied with adequate services such as schools, fire protection, water supply, sanitary sewers, storm drainage facilities and road maintenance, and which, by reason of such approval, would not adversely the economy of the Township.

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### 5K DEVELOPMENT OF EXISTING LOTS ON PRIVATE ROADS

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Although this Official Plan contains a strict policy requiring all new lots to abut and have direct access to a public road, there are a number of existing lots which do not meet this policy. Their owners wish to develop them for residential use in spite of the inconvenience caused by the lack of municipal maintenance and the potential risks associated with the lack of emergency vehicle access. The conditions under which any development of such lots may occur, including the construction of a new dwelling, conversion of existing seasonal dwelling to year round use or the expansion of an existing dwelling, are established in the following paragraphs.

5K.1 A Limited Service Residential zone (LSR) shall be established in the Zoning By-law to use in identifying affected properties. Its effect is to allow for the construction, alteration or addition to dwelling houses where access is by private road only. The Township will attempt to identify all such lots and prezone them. Applications to amend the Zoning By-law to add lots inadvertently omitted will be entertained by the Township.

5K.2 The lots zoned LSR will be placed in a Holding category pursuant to the *Planning Act*, signified by the addition of an "H" symbol. Upon application by the owner, the Holding symbol will be removed by Council in accordance with the policies of Section 5D of this Official Plan and the following:

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### 5L PROPERTY STANDARDS

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Although the quality of property and its maintenance is generally high, a need has been identified to establish a program designed to ensure that adequate standards of maintenance will be pursued in the future to safeguard the values presently built into the physical community.

#### 5L.1 OBJECTIVES

It is the intent of Council to:

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- ensure adequate standards of property maintenance are pursued;
- encourage the development and maintenance of an efficient and pleasant environment for living, working, shopping, and recreation,
- encourage the upgrading and maintenance of properties and buildings to minimum health and safety standards;
- encourage rehabilitation of existing properties and buildings so that the detracting influence of substandard properties is minimized; and
- stabilize, enhance, and protect the character of existing and future neighbourhoods and communities.

### 5L.2 PROPERTY STANDARDS BY-LAW

5L.2.1 It is Council's intent to implement the above objectives through the preparation, enactment and enforcement of a Property Standards By-law which will establish minimum standards of maintenance.

5L.2.2 The Property Standards By-law will be applicable to all property and shall contain requirements with respect to:

- garbage disposal;
- pest prevention;
- structural maintenance of buildings;
- safety of buildings;
- cleanliness of buildings;
- services to buildings - plumbing, heating, and electricity
- keeping lands and waterfront properties free from rubbish, debris, weeds, and wrecked, discarded or dismantled objects and materials such as vehicles, boats, trailers, and mechanical equipment;
- maintaining yards, lands, parking, and storage areas; and
- maintaining fences, swimming pools, accessory buildings, and signs.

5L.2.3 The Property Standards By-law will also contain provisions requiring substandard properties to be repaired and maintained to comply with the standards, prohibiting the use of substandard property, and requiring the demolition and clearing of such property where the owner does not intend to repair or maintain.

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## 5M INTERPRETATION

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### 5M.1 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on Maps 1 - 6, D, D1 and E be considered as approximate and absolute only where bounded by arterial or service roads, railways, rivers or streams or other similar geographical barriers. It is also intended that the

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location of roads as indicated on Maps 1 - 6, D, D1 and E be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on Maps 1 - 6, D, D1 and E.

### **5M.2 DENSITIES, LAND AREAS, ETC.**

It is intended that all figures and quantities herein shall be considered as approximate only and not absolute. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures

### **5M.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 be also permitted.