

**OFFICIAL PLAN  
OF THE  
TOWNSHIP OF MCKELLAR**

**DRAFT 2026**

Consolidated December 21, 2015

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**THE OFFICIAL PLAN  
OF THE  
TOWNSHIP OF MCKELLAR**

**1.0 TITLE AND COMPONENTS OF THE PLAN**

1.1 This Plan, when approved by the province, will be known as the:

**"Official Plan of THE TOWNSHIP OF MCKELLAR"**

1.2 The Official Plan will apply to all of the lands within the Township of McKellar.

1.2.1 The components of the Official Plan include the text, Schedules and Appendix attached to the Plan.

1.3 Any appendices that may be attached to the Plan are not part of the Official Plan, but are intended to provide additional background material.

**2.0 PURPOSE OF THE PLAN**

2.1 This updated Official Plan updates the existing Official Plan of the Township of McKellar.

2.2 The Official Plan sets forth the general policies concerned with shaping and guiding the physical growth of the Township of McKellar.

2.3 It is intended that this Official Plan will serve as a guide to municipal decision makers in preparing zoning by-laws, all other by-laws, public works, and when reviewing any development applications.

2.4 The Official Plan is designed to promote sustainable economic development in a healthy natural environment.

2.5 The Official Plan has been drafted in accordance with section 2 of the Planning Act to have regard to matters of provincial interest.

2.6 This Official Plan has been written within the framework of the October 24, 2024 Provincial Planning Statement (PPS). The PPS has been issued under the authority of section 3 of the Planning Act. This Official Plan sets out policy that is consistent with the PPS.

2.7

The official plan is the most important vehicle for implementation of this Provincial Planning Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Planning Statement. The policies of this Provincial Planning Statement continue to apply after adoption and approval of an official plan.

**2.8** There are no first nation land claims in the Township of McKellar. The closest first nation is 50 kilometers from the Municipality. There has never been any interest expressed by first nations on land use matters in McKellar. McKellar will engage with indigenous communities where appropriate.

**2.9** The Township will work to recognize those efforts to reduce greenhouse gases to respond to climate change as prescribed in 2.9 and 5.2.4 of the P.P.S.”

### **3.0 GOAL**

The general goal of the Official Plan for the Township of McKellar is to maintain and improve upon the quality of life for all residents in the community.

### **4.0 BASIS**

**4.1** The Township of McKellar is a rural, residential and recreational municipality in the District of Parry Sound. The Township of McKellar is approximately 20 km east of the Town of Parry Sound, along Highway No. 124.

The Township of McKellar has a year round population of just over 1400 persons. (2021)

**4.2** The year round population for the Township of McKellar has remained relatively stable.

The number of households increases approximately – 20-30 units per year.

**4.3** There are approximately 1170 seasonal dwellings and 850 year round dwellings in the Township of McKellar. The total number of these dwellings has increased moderately over the past 20 years while the relative proportions has remained the same.

**4.4** The primary economic base for the Township of McKellar is derived from the second home community. The local economy in the Township of McKellar is related to the attraction of the natural environment including its recreational lake resources. Similar to other municipalities in Parry Sound District the largest

portion of the Township of McKellar's assessment comes from its seasonal properties.

- 4.5 The Township of McKellar is keen to diversify local economies by attracting new businesses and employment opportunities.
- 4.6 An important feature of the Township of McKellar is its rural character that includes a combination of the dominance of the natural environment and the impression of an agricultural economy along the major roadways. In fact, only a small component of the Township of McKellar's population is involved in agriculture.
- 4.7 There is moderate pressure for additional growth and development in both the Rural designation and along the waterfront of the numerous recreational lakes in the municipality. Guidelines for ongoing development applications are necessary to protect the natural environment and maintain a consistent and quality standard for new development in the Township of McKellar.
- 4.8 The Township of McKellar has had an Official Plan in place since 1992 and has undertaken a number of specific and general policy amendments over the past 20 years.
- 4.9 The policies relating to the Township's waterfront were part of a comprehensive review in 2009 that ultimately came into effect in 2011 under Official Plan Amendment No. 7.
- 4.10 In 2013 and 2014, the Council of the Township of McKellar held public meetings to consider the need for revisions to the Official Plan. It was determined that updates were required for the nonwaterfront areas of the municipality.
- 4.11 As a part of the most recent review of the Official Plan, all relevant government agencies have participated by providing submissions to the municipality. These included submissions from the Ministries of Northern Development and Mines, Natural Resources and Forestry, Transportation, Environment Conservation and Parks and Tourism, Culture and Sport and Municipal Affairs and Housing.
- 4.12 The province has adopted a new provincial policy effective October 24, 2024. The policies in the most recent revisions to the Township of McKellar Official Plan have been prepared to be consistent with the new Provincial Policy Statement.
- 4.13 The Council of the Township of McKellar added a small number of policy changes under Official Plan Amendment No. 9 that was originally adopted on May 21, 2021. This amendment made a number of technical changes and included policies to reflect the 2020 Provincial Policy Statements.
- 4.14 Official Plan Amendment No. 9 was adopted but it was never approved but was rescinded by the Municipality because of a number of circumstances. Consequently, the Township of McKellar official plan was not recognized as being current with the 2020 P.P.S. The present Council of the Township of McKellar now wishes to reconsider the proposed amendment to bring its official

plan in accord with the current Provincial Planning Statement

## **5.0 GENERAL DEVELOPMENT POLICIES**

The following policies apply to all land use designations in the Township of McKellar.

### **5.1 Accessory Uses**

- 5.1.1 Wherever a use is permitted in any designation, it is intended that any uses, buildings, or structures normally incidental, accessory and subordinate to the principal use will also be permitted.
- 5.1.2 To qualify as an accessory use, building or structure, it does not necessarily mean that the building or structure be smaller, but rather that it is clear that the accessory building or structure remains ancillary to the principal permitted use.
- 5.1.3 The zoning By-Law provides detailed regulations for accessory uses, building structures.

### **5.2 Aggregates**

- 5.2.1 The Township of McKellar is designated under The Aggregate Resources Act. Only those existing aggregate resource operations that are currently licensed under the Aggregate Resources Act will be recognized in the Township's zoning by-law. The existing licensed pit operations are identified on the Land Use Schedule.
- 5.2.2 Any new pits or quarries proposed in the Township of McKellar will be required to comply with the licensing criteria set out in the regulations under The Aggregate Resources Act. Because of the costs associated with establishing a new pit or quarry, there are likely to be few applications given the limited quantity and quality of aggregate resources in the Township of McKellar. Notwithstanding, the Council of The Township of McKellar supports the establishment of new pits or quarries subject to complying with The Aggregate Resources Act, the Provincial Policy Statements and the Township's Zoning By-law.
- 5.2.3 All pits and quarries will be required to be zoned in the appropriate zoning category in the Township's Zoning By-law.
- 5.2.4 The creation of a new pit or quarry will not require an official plan amendment.
- 5.2.5 All legally existing pits and quarries and any known significant aggregate deposits will be protected from new or expanded incompatible land uses.
- 5.2.6 Any new lot proposed within 300 metres of the boundary of a pit licensed under the Aggregate Resources Act, will require a study to assess the compatibility of the lot with the existing pit operation.
- 5.2.7 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an

official plan amendment, rezoning or development permit under The Planning Act in all areas except those areas of existing residential development or areas with environmental sensitivity which have been determined to be incompatible with extraction and its associated activities. The establishment of any wayside pit or quarry must comply with the requirements set out in the Aggregate Resources Act.

### **5.3 Agriculture**

5.3.1 There is limited agricultural activity in the Township of McKellar.

5.3.2 Agricultural uses are permitted uses throughout the Rural and Waterfront areas.

5.3.3 The conservation and management of existing pockets of productive agricultural land will be encouraged.

5.3.4 Some agricultural uses are located within or extend into the Waterfront designation. While such uses may continue, it is believed that these uses will ultimately change over to a waterfront or non-farm use.

5.3.5 Where the agricultural use is located in the Waterfront designation, it is recommended that there be a buffer of natural vegetation provided between the farm use and the water body.

5.3.6 New intensive farming uses including animal operations will be discouraged adjacent to existing residential uses.

5.3.7 All farm and non-farm uses will comply with the provincial Minimum Distance Separation requirements.

### **5.4 Communication Towers**

5.4.1 The Township of McKellar recognizes the importance of communication towers in support of wireless communication services.

5.4.2 Communication towers fall under federal jurisdiction and Industry Canada is responsible for regulating telecommunications. Under the Radio Communications Act, Industry Canada acts as the approval authority for establishing radio communication towers including antenna systems, masts, towers and any supporting buildings or structures.

5.4.3 Industry Canada has a protocol to ensure that local planning authorities and municipalities are consulted as part of any review of the placement of any new towers. The Township of McKellar will participate in the pre-consultation process to ensure land use compatibility, protect sensitive visual areas or vistas and to review any potential impacts. As part of this consultation process, Council will require the submission of a site plan and circulation of the antenna proposal to adjacent land owners.

### **5.5 Crown Land**

- 5.5.1 Approximately one third of the land base in the Township of McKellar is Crown land. It will be the policy of this Plan that the Township of McKellar supports the current policies for management of the Crown lands including the Conservation Reserves in the Township of McKellar.
- 5.5.2 The Crown lands within the Township of McKellar are shown on the attached Schedules.
- 5.5.3 The Municipality supports the policy of the Ministry of Natural Resources and Forestry not to alienate further Crown land for private recreational use.
- 5.5.4 It is recognized that the policies of the Official Plan are not binding on the Crown and its administration of its programs on Crown land. However, it is further understood that the Ministry of Natural Resources and Forestry will have regard for municipal policy statements contained in the Township's Official Plan as part of its program administration.
- 5.5.5 The permitted uses for Crown land are set out in the Crown land Management Strategy and depending upon the type of Crown land, there may be specific restrictions on Crown land uses.

Should any Crown land cease to be Crown by way of alienation or disposition by the Province, then the policies of this Plan will be binding on said lands.

- 5.5.6 Any proposed land use policy changes adjacent to or those that may impact upon Crown land will be circulated to the Ministry of Natural Resources and Forestry for review and comment.
- 5.5.7 Crown lands in the Township will be placed in a non-development zone in the Township's Comprehensive Zoning By-law to preserve the natural state of Crown lands.
- 5.5.8 Notwithstanding the above policies, the Township may support the sale of Crown land to an adjoining residential property owner by way of a lot addition if the lot addition is:
  - a) to convey a Crown reserve along the shoreline between the Crown lake bed and the patented property, except where the reserve is required for public access, travel, environmental protection or portage purposes. Land owners adjoining a Crown reserve that is proposed to be added to a lot should be notified of the proposed lot addition;
  - b) to correct the encroachment of a building, structure, service or improvement that existed prior to the adoption of this Plan so that the purpose of the Crown lot addition is to regularize the ownership of the lot with the improvements located thereon; or

- c) to provide the necessary lot area required for the installation of a private subsurface sewage treatment system for existing development or vacant lots of record.

5.5.9 The Township will support the acquisition of Crown land for commercial or industrial operations subject to the following conditions:

- a) The applicant must be able to demonstrate and justify the need for the lands proposed to be acquired.
- b) The lands that are proposed to be acquired from the Crown shall be rezoned to the appropriate Commercial or Industrial zone, and the use shall be limited to the original purpose set out in the application.
- c) A report prepared by a qualified environmental professional is submitted to the Township setting out:
  - i) the application,
  - ii) the physical circumstances,
  - iii) projected environmental and human impacts on adjoining lands, and
  - iv) how the disposition of Crown land and the proposed development complies with the spirit and intent of the Official Plan land use policies.
- (d) It can be demonstrated to the satisfaction of Council and the Ministry of Natural Resources and Forestry that there is a need for the size of land being acquired and that the disposition of the Crown land for commercial use will not negatively impact the remaining adjoining Crown land.

## **5.6 Energy Facilities**

5.6.1 The Township of McKellar supports the establishment of new energy facilities where the lands have been specifically zoned for said facilities. It is recognized that provincial priorities may remove the regulation of green energy facilities from municipalities.

Conservation and Parks

## **5.7 Garden Suites**

5.7.1 The Township may consider a garden suite in accordance with the provisions of section 39.1 of the Planning Act.

- a)

## **5.8 Highways**

## **5.8.1 Provincial Highways**

- 5.8.1.1 Highway No. 124 traverses the northwest corner of the municipality with approximately 7.6 kilometres of roadway in the Township of McKellar. In order to preserve the function and efficiency of this highway outside the McKellar Village, new direct access on the highway will be limited. The Ministry of Transportation must approve all new entrances or changes to existing entrances on Highway No. 124.
- 5.8.1.2 All proposed development located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act will be subject to MTO review and approval prior to the issuance of entrance, building and land use permits. These permits must be obtained prior to any construction being undertaken within MTO's permit control area. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiative with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements.
- 5.8.1.3 Development adjacent to a provincial highway may be required to undertake various operational and safety studies, including but not necessarily limited to: traffic impact studies; drainage and stormwater management studies; exterior illumination studies; environmental studies; and, noise studies. The Ministry of Transportation does not pay for development-driven studies, or any highway improvements deemed necessary by the MTO through the review of those studies. These studies shall be in accord with MTO guidelines and with applicable M.O.E.C.C. Noise Guidelines.
- 5.8.1.4 MTO's policy is to allow only one entrance to a provincial highway for each lot of record. MTO will not allow a second entrance for a property owner whose land lies beyond the permit control area and wants access to a provincial highway via another property owner's entrance.

## **5.8.2 Municipal Roads**

- 5.8.2.1 All new development must front upon a year-round, publicly maintained road subject to the exceptions listed below.
- 5.2.2 A limited number of lots used for residential dwellings within the Waterfront designation may be serviced by an existing private road, registered right-of-way, minor extension to private road, or an unassumed public road which accesses a maintained public road, as identified on Schedule "AA minor extension will be evaluated on the basis of whether there may be pressure placed on the Municipality to assume a private road for maintenance purposes. . Private roads and rights-of-way will not be extended to properties which are located beyond the existing extent of the private road or right-of-way, except to provide water access for island lots and inaccessible shoreline where no alternative

access is available.

5..2.3 New water access, lakefront lots, are generally not permitted within the Municipality. It is recognized that there are some existing water access properties within the township and these are to be considered as permitted uses. However, no new lots may be created that require water access facilities. Exceptions may be made to this policy where large islands may be divided or mainland that may not be reasonably accessed by road provided that the land owner has demonstrated to the satisfaction of Council that a mainland docking and parking facility has been deeded and zoned exclusively for the island lot properties.

5..2.4A further exception to this municipal road frontage requirement is for certain resource uses including hunt camps or commercial activities that are not dependent upon direct access to a publicly maintained road system. However, in these instances, a legal right-of-way to access the parcel must be demonstrated. This exception will include the ability to allow for the conveyance of the original one hundred acre lots in the Township Plan subject to any access and applicable land use restrictions.

5..2.5 Where waterfront properties front both on a recreational waterbody and a public road, private right-of-way or unopened road allowance, the minimum frontage requirements set out in this Plan will apply to the waterfront and the minimum frontage to be required on the road, right-of-way or unopened road allowance will be required to be sufficient to:

- allow reasonable access directly onto the private property off the road, right-of-way or road allowance;
- not conflict with the access arrangements of adjoining property owners;
- allow for the consideration of road maintenance where applicable and particularly winter road maintenance at the terminus of cul-de-sacs; and,
- have a minimum road, right-of-way or allowance frontage of 20 metres.

5.8.2.6 All roads to be dedicated to and assumed by the Municipality must meet the current standards as set out by the Municipality and the Ministry of Transportation.

5.8.2.7 Road allowances must be a minimum of 20 metres in width except in special circumstances where it may be determined by a professional engineer that the functional requirements may be accommodated by a lesser width.

5.8.2.8 Roads adjacent to and serving any proposed development must be capable of handling the additional traffic created by the development. Development should not be permitted on land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited site lines on curves or grades.

5.8.2.9 It is the general intent of this Plan to maintain the function of the public access roads throughout the municipality.

- 5.8.2.10 On the main public roadways through the municipality, it will be the preference of the Township of McKellar to support new development that provides for internal roadways thereby minimizing direct access onto existing township roads. This policy is not intended to prohibit any new lot creation on existing public roads.
- 5.8.2.11 All new or existing roads must be brought up to the municipality's minimum construction standard before they are assumed by the Municipality. Existing seasonally maintained roads must also be brought up to municipal standards for year-round roads before they are designated for year-round road service.
- 5.8.2.12 Wherever applications for development are proposed adjacent to municipal roadways and the municipality does not own title to the roadway, it will be the policy of this Plan to require that the applicant convey that portion of the roadway consisting of 10 metres from the centre line of the travelled road as it abuts the proposed development lands should a survey reveal an encroachment.
- 5.8.2.13 In some circumstances, it may be preferred to share driveway access between adjoining property owners to minimize the number of entrances on existing public roads.
- 5.8.2.14 The standards for the frontage requirements for lots may be reduced to accommodate cul-de-sacs for any new subdivision development in the Rural designation.

### **5.8.3 Condominium Roads**

- 5.8.3.1 The Municipality may consider private road arrangements under the Condominium Act if such proposals are appropriate.

### **5.8.4 Municipal Road Allowance**

- 5.8.4.1 Improvements to unopened and/or unmaintained municipal road allowances shall not be permitted unless the following occurs:
- 5.8.4.1.1 the Municipality declares the road allowance surplus and the municipal road allowance is stopped up and sold in accordance with the provisions of the Municipal Act; or
- 5.8.4.1.2 the road is brought up to a municipal standard and assumed by the Municipality for maintenance purposes; or
- 5.8.4.1.3 the proponents of the road allowance improvements enter into a legal agreement with the Municipality that includes provisions for indemnification of liability, signage and liability insurance; and
- 5.8.4.1.4 it has been demonstrated that the proposed improvement will have no negative impacts on natural heritage features or on their ecological function.

5.8.4.2 The above policy applies to any crossing of an unopened road allowance.

5.8.4.3 This policy does not apply to existing circumstances. It would only apply to a party proposing to use or cross a municipal road allowance. Those currently using an existing road allowance will not have those access rights removed.

### **5.8.5 Roads Over Crown Lands**

5.8.5.1 Subject to the policies of 5.8.4 the Municipality has no objection to the establishment of roads over Crown land so long as the proponent receives the necessary permission from the Ministry of Natural Resources and Forestry and so long as it is understood that the Municipality has no responsibility for the maintenance of the road. Users of Crown land for commercial purposes who cause any damage to municipal roads will be required to return the roads to their original condition at the expense of the Crown land users.

### **5.8.6 Recreational Trails**

5.8.6.1 The Municipality supports the continued program of recreational trails so long as there are no adverse environmental or social impacts and recognizes them as important components of the areas recreational attractions, economy and transportation system.

5.8.6.2 The Municipality supports the establishment of trans provincial trails so long as these trails are appropriately designed, are at the expense of the proponents, and do not adversely impact on any adjacent land owners.

5.8.6.3 Where proposed recreational trails are intended to traverse provincial highways, the proposed crossing will require the prior approval of the Ministry of Transportation.

### **5.9 Home Business**

5.9.1 There are generally three types of home businesses and the Township of McKellar supports all of these businesses in the ~~Rural designation~~ Municipality subject to the policies contained in this Plan. These businesses include: bed and breakfasts, home occupations and home industries. These businesses must be accessory, ancillary and incidental to the principal residential use on the property.

5.9.2 Bed and breakfasts are a permitted use in the Municipality subject to the following criteria:

a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;

b) the use is clearly secondary to the primary use of the dwelling as a residence;

- c) the bed and breakfast establishment must be the principal residence of the owner and operator;
- d) the character of the dwelling as a private residence is preserved;
- e) adequate parking facilities are available on the lot for the proposed use;
- f) the use will not cause a traffic hazard;
- g) the existing private sewage system is acceptable to adequately service the principal residence dwelling unit and the proposed bed and breakfast establishment.

The implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted, including maximum size and separation distances.

5.9.3 A home occupation is a gainful occupation conducted in whole or in part in a dwelling or in an accessory building to a single detached dwelling and is permitted in the Municipality subject to the following:

- a) the business must satisfy all statutory requirements for emissions and waste management;
- b) the business will clearly be secondary and incidental to the residential use;
- c) there will be sufficient lot area to accommodate a residence, the associated business and any parking;
- d) only a limited portion of the dwelling not to exceed 45% will be used for the business;
- e) the residential character and appearance of the property and the neighbourhood will be maintained;
- f) the external residential appearance of the dwelling will be maintained and any signs are restricted in size subject to the Municipality's sign by-law;
- g) the business will be compatible with adjacent residences and the neighbourhood particularly in regard to noise and unsightly conditions;
- h) the business will have no negative or adverse environmental impacts;
- i) the business will not be a high traffic generator;
- j) the business traffic will not impact negatively upon a provincial highway;
- k) the business will be a low water user and sewage effluent producer;
- l) there will be no outdoor storage or display; and

m) there shall be limited retail or minimal manufacturing uses permitted;

5.9.4 Home industries are small scale industrial type uses on larger parcels that are conducted on properties in the Rural designation. The following policies apply to home industries:

a) the home industry may be located in an accessory building;

b) the floor area of the home industry is limited in the zoning by-law;

c) the home industry is set back from the road or property lines in accordance with the zoning by-law;

d) the home industry operator must reside on the property;

e) all machinery and equipment except vehicles are located in the building(s) and there is no outside manufacturing;

f) any outside storage of goods or materials are screened from the roadway and adjoining properties.

g) the business must satisfy all statutory requirements for emissions and waste management;

h) the business will clearly be secondary and incidental to the residential use;

i) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

j) the residential character and appearance of the property and the neighbourhood will be maintained;

k) the external residential appearance of the dwelling will be maintained and any signs are restricted in size subject to the Municipality's sign by-law;

l) the business will be compatible with adjacent residences and the neighbourhood particularly in regard to noise and unsightly conditions;

m) the business will have no negative or adverse environmental impacts; and

n) the business will be a low water user and sewage effluent producer.

5.9.5 Any home business proposed on Highway No. 124 will be subject to M.T.O. review and approval prior to the issue of entrance, building and land use permits.

## **5.10 Land Division**

5.10.1 Land division may proceed by either registered plan of subdivision or consent in

accordance with those policies of the Planning Act and all other policies of this Plan.

5.10.1.1 Where a plan of subdivision is proposed adjacent to Highway No. 124, the layout of the subdivision should be designed such that the lots back onto the highway and front on a local internal road.

5.10.2 Consents to sever land will be permitted where it can be demonstrated that a plan of subdivision is not necessary for the proper development of the municipality; and

- (a) where a limited number of lots in accordance with Section 5.10.3 and 5.10.4 of this Plan are being proposed;
- (b) where the pattern of development has been established;
- (c) where the severance conforms to the policies of the Official Plan;
- (d) where there is no extension to an opened and assumed municipal road;
- (e) where the land fronts on an existing public, year round road or in accordance with the exceptions set out in 5.8.2;
- (f) consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way and other purposes that do not create separate lots. Such consents shall be evaluated on their own merit.
- (g) consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.

5.10.3 Generally no more than three (3) new lots plus the retained may be created by consent subject to complying with all other policies of this Plan.

5.10.4 Land division applications shall be required to be consistent with any relevant Provincial Policy Statements. **5.11 Land Use Compatibility**

5.11.1 Changes in land use must be managed with the utmost care. It is a goal of this Plan that no change in land use should be approved in the Rural or Waterfront areas that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that incompatible land uses are minimized within the Municipality.

- 5.11.2 The Approval Authority shall request, in accordance with this Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority. These studies shall be in accord with applicable Ministry of the Environment Conservation and Parks Guidelines.
- 5.11.3 Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effects occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.
- 5.11.4 In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in accord with applicable Ministry of Environment Conservation and Parks Guidelines.
- 5.11.5 There are properties in the Township of McKellar that may have been contaminated from an historic use of the land. Any proposed development or redevelopment on any land suspected to be contaminated will be the subject of a study by a qualified professional, in accordance with any applicable senior government guidelines, that will investigate and provide a remedial plan as required.
- 5.11.6 Where the need for any remediation work is confirmed, the proposed restoration work on a brownfield will be completed or implemented prior to any development taking place.
- 5.11.7 Where development is proposed within proximity to waste stabilization ponds, the influence area of the stabilization pond may need to be determined, depending on how close the proposed development is to the plant or pond, and depending on the size of plant or pond. The extent of the influence areas and any associated technical studies will be based on Ministry of the Environment Conservation and Parks Guidelines.
- 5.11.8 Where new development is proposed within 500 metres of the boundary of any waste disposal site, a feasibility study in keeping with the Ministry of the Environment Conservation and Parks's D-Series Guidelines will need to be prepared by a qualified professional.

## **5.12 Minimum Distance Separation**

- 5.12.1 The implementing zoning by-law will apply minimum distance separation formulae to prevent land use conflicts between agricultural uses and adjacent residential uses in accordance with the requirements set out by the Ministry of Agriculture, Food and Rural Affairs.

5.12.2 For expanding agricultural operations or for proposed residential developments near existing farming uses, there must be conformity to the minimum distance separation formulae prior to any approval.

5.12.3 Prior to any development on or adjacent to agricultural uses, the Township will require the applicant to provide the minimum distance separation calculations.

### **5.13 Provincial Guidelines**

5.13.1 This Plan recognizes that the Province establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the Environmental Protection and Ontario Water Resources Act. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.

5.13.2 All proposed development in the Township of McKellar shall meet provincial standards for air, ground, light, noise and water pollution control.

5.13.3 Any change of use from commercial or industrial to residential or institutional trigger the need for the filing of a Record of Site Condition (RSC) in accordance with the Environmental Protection Act. These assessments will involve the hiring of a qualified person to undertake a Phase 1 and Phase 2 environmental assessment on brownfield sites. Any contaminated site will require the filing and acknowledgement of the RSC by the Province. Before the rezoning of any brownfield lands for redevelopment, the RSC should be completed.

### **5.14 Outdoor Woodstoves**

5.14.1 External outdoor woodstoves are recognized as a permitted accessory use subject to complying with all applicable EPA standards and in accordance with the Code of Practices for wood burning appliances.

5.14.2 Outdoor woodstoves are considered accessory structures for the purposes of the zoning by-law.

### **5.15 Parkland**

5.15.1 As a condition of development or redevelopment of land in accordance with the Planning Act, parkland will be dedicated to the Municipality or alternatively cash-in-lieu of that parkland will be paid by the developer or subdivider. Revenues received in this manner shall be applied in accordance with the provisions of the Planning Act.

5.15.2 It will be the Municipality's first priority to acquire land as a condition of development in a plan of subdivision in contrast to acquiring cash-in-lieu of parkland dedication. Council will consider cash-in-lieu when the size of any dedicated parcel would be too small to reasonably provide for a legitimate contribution to the parkland needs of the Municipality (i.e. less than 0.2 hectares), or where there is determined to be adequate parkland in the vicinity of a

proposed development or subdivision or where it may be demonstrated to the Council of the Municipality that there is no possible public interest being served either now or in the future by conveying the 5% parkland dedication as required by the Planning Act.

5.15.3 The Council of the Municipality may also avail itself of the parkland dedication provisions of the Planning Act in the consideration of any consent application. In most consent applications, it will be the policy of the Municipality to acquire cash-in-lieu of land dedication in an amount that is equivalent to such dedication. For convenience, the Municipality may, by by-law, establish a parkland dedication fee schedule that will be assigned as a condition of any consent approval.

## **5.16 Shipping Containers**

5.16.1 Shipping containers are generally rectangular in shape and primarily made of metal. These containers are popular for accessory buildings because of the cost and ease of installation. Shipping containers tend to have a negative impact on vistas and may conflict with the character of the rural and waterfront communities. These containers may be used as accessory structures in the Rural designation subject to complying with the accessory building provisions in the zoning by-law.

## **5.17 Costs for Development**

New development will be responsible for all costs directly associated with that development so that the municipality does not assume any costs beyond normal maintenance and servicing.

## **5.18 Service Fees and Charges**

*The Municipality has established standards for many services including roads, street lighting, drainage, utilities and signage that may be applied to new development within McKellar in terms of development charges or fees. Any applicable fees and charges must be obtained prior to any development taking place in the Municipality."*

~~The Municipality has developed construction standards for public services in connection with any development. Standards have been developed for road construction, street lighting, signage, drainage and utility requirements and a development charge rate for recreational and social services within the municipality. These servicing requirements and details should be obtained prior to proceeding with any development in the Township of McKellar. The developer will be responsible for all costs associated with any development.~~

## **6.0 RURAL DEVELOPMENT**

### **6.1 Rural Designation**

The following policies apply to all lands within the Rural designation.

6.1.1 The lands that are designated Rural on Schedule "A" – Land Use Plan primarily include all of the non-waterfront lands in the municipality. The lands include a mix of uses: agriculture, rural non-farm uses; the communities of McKellar, Broadbent and Hurdville; other pockets of built up areas; pits and quarries; wetlands; existing commercial and industrial uses and institutional and open space uses.

6.1.2 The permitted uses in the Rural designation shall include:

- forestry;
- agricultural;
- resource uses;
- low density residential;
- institutional;
- commercial;
- industrial;
- pits and quarries licensed by the province;
- home industries;
- home occupations; and,
- bed and breakfasts.

6.1.3 The zoning by-law implementing the Rural policy area may provide differing standards for the Rural designation based upon the type of uses more suited to different areas because of density, intensity and character.

## **6.2 Rural Character**

6.2.1 The rural character is an important element of the Township of McKellar landscape. It is an area of mixed elements including forests, agricultural lands, random low density residential development and the Village of McKellar. The Rural designation also includes the communities of Broadbent and Hurdville. The dominant feature in the Rural designation is the natural environment.

6.2.2 The Rural designation is a large area in the Township of McKellar and there are differing or distinguishing characteristics within the Rural designation. The rural policy will recognize these more subtle differences in character and protect or enhance these differences as far as possible.

6.2.3 Because of these varying characteristics in the Rural designation, there will be a variety of policy approaches required for the area. Development that conflicts with the existing rural character will be discouraged.

## **6.3 Rural Objectives**

There are a diverse number of objectives and principles that are applied to respond to the varying character features of the Township of McKellar. These will include the following:

- 6.3.1 A general level of support for new development in the Rural designation.
- 6.3.2 Respect for the environment.
- 6.3.3 Appropriate development in terms of the existing rural character.
- 6.3.4 Protection of any significant wetlands as defined in the P.P.S..
- 6.3.5 Inclusion of a balance of protecting rural character while supporting rural development.
- 6.3.6 Protection of aggregate resource areas from incompatible uses.
- 6.3.7 Protection of existing agricultural uses.
- 6.3.8 Protection of forests and wildlife habitat.
- 6.3.9 Protection of any natural features including wetlands, floodplains of other natural heritage features.
- 6.3.10 Recognition of the importance of the Rural designation to the local economy of the Township of McKellar.
- 6.3.11 Support of additional commercial and light industrial businesses that are appropriate in the Rural designation.
- 6.3.12 Accommodation of the demand for additional residential development.
- 6.3.13 Recognition and protection of the function of major roads in the Rural designation.
- 6.3.14 Recognition and enhancement of recreational opportunities in the Rural designation.
- 6.3.15 Recognition and support of the communities of McKellar, Hurdville and Broadbent in the Rural designation.
- 6.3.16 Recognition and enhancement of a trail system through the Township of McKellar.
- 6.3.17 Encouragement of the protection of rural landscapes wherever possible.
- 6.3.18 Assurance of compatibility between uses in the Rural designation.
- 6.3.19 Appreciation of the relationship between the Rural designation and the Waterfront areas.

- 6.3.20 Recognition and protection of important areas of archaeological significance.
- 6.3.21 Preservation of the low density residential uses in the Rural designation.
- 6.3.22 Encouragement of large lot sizes in the Rural designation.

#### **6.4 Rural Growth Policy**

- 6.4.1 Approximately one half of the properties in the Township of McKellar are non-waterfront. Historically, the growth of the Rural designation of the Township of McKellar has occurred more slowly than experienced in the waterfront areas of the Township. This trend is expected to continue for the next few years, but as development opportunities on recreational water bodies begin to diminish, the amount of new growth will begin to slow down on the Township of McKellar's lakes. Although moderate, it is expected that growth in the Rural designation will continue at the present rate.
- 6.4.2 Based upon a review of the development activity in the Rural designation for the past 20 years (new lot creation and housing starts), there is little pressure for new rural development that would trigger the need for any new major policy direction in the Township of McKellar for the Rural designation.
- 6.4.3 Controlling the amount of growth in the Township of McKellar will be secondary to managing the impact of that growth. It will be important to ensure that growth in the Rural designation is consistent with the objectives and character protection measures set out in this Plan.

#### **6.5 Rural Commercial**

- 6.5.1 The Council of the Township of McKellar encourages new commercial opportunities in the Rural designation at a scale and in locations that are appropriate. Commercial uses are permitted in the Rural designation subject to complying with all other applicable policies of this plan.
- 6.5.2 It is difficult to predict where the location for future commercial proposals may be in the Rural designation. Therefore, there are no designated locations on the Land Use Plan. New commercial uses or expansions to existing commercial properties may require the following:
  - (a) a planning report or submission by the applicant or his agent on the proposed commercial use;
  - (b) the submission of a site plan where required;
  - (c) the submission of any comments from any relevant agencies;
  - (d) the approval of a zoning by-law amendment;
  - (e) where necessary, an assessment from a qualified consultant on the effect of any commercial development proposal on the natural environment.

6.5.3 The scale and nature of any proposed commercial use must be a low water consumer recognizing the absence of any municipal services. A servicing option report or functional service analysis may be required as part of any rezoning to any commercial use.

## **6.6 Rural Industrial**

6.6.1 The Council of the Township of McKellar supports the establishment and development of new light industrial uses in the Rural designation. Industrial uses are permitted in the Rural designation subject to complying with all other applicable policies of this plan.

6.6.2 It is not possible to predict where new light industrial uses may locate within the Township of McKellar. Therefore, no areas have been designated industrial use on the Land Use Plan.

6.6.3 New light industrial uses proposed in the Rural designation will be assessed on a case by case basis and may be subject to the following:

- (a) a planning report or submission by the applicant or his agent on the proposed industrial use to demonstrate how the proposed industrial use conforms to the official plan;
- (b) the submission of site plan where required;
- (c) the submission of any comments from relevant agencies;
- (d) the approval of a zoning by-law amendment;
- (e) Where necessary, an assessment from a qualified consultant on the effect of any industrial development proposal on the natural environment.
- (f) Where the industrial use is proposed to be accessed from a local road, a study of potential impacts on the road; including traffic impacts, what upgrades may be required to the road, costs associated with upgrading and long-term maintenance of the road, and implications for the Township's asset management plan.

6.6.4 The scale and nature of any proposed industrial use must be a low water consumer recognizing the absence of any municipal services. A servicing option report or functional service analysis may be required as part of any rezoning to any industrial use.

## **6.7 Rural Housing**

6.7.1 The dominant form of housing in the Township of McKellar is single detached dwellings at low densities with independent private services on each property.

6.7.2 In accordance with the provisions of the Planning Act and the most current Provincial Policy Statements, the Township of McKellar endorses and supports the housing initiatives for additional and more affordable housing subject to recognizing the limitations of servicing on wells and septic. The implementing zoning By-Law will provide for additional units within existing dwellings and secondary units in accessory structures as provided for in the legislation subject to complying with Building Code requirements.

6.7.3 The Municipality supports the use of modular and mobile homes where they are located on individual lots with individual private water and sewage services or in mobile home parks that are specifically zoned for mobile home park purposes and subject to complying with the requirements of the zoning by-law.

6.7.4 The Municipality will support the establishment of senior citizen housing to recognize the inevitable demand for this housing type in the near future subject to complying with all servicing requirements.

6.7.5 There are a large number of travel trailers throughout the Township on individual lots or used in combination with existing residential dwelling units. No new travel trailers except those permitted in lawful trailer parks will be permitted in the Township in accordance with the municipality's zoning by-law. Further, it will be the objective of the Township to require the removal or replacement of existing travel trailers with conventional dwellings or cottages.

6.7.6 Group homes for up to six residents are permitted in the Rural designation so long as they are licensed by the province.

6.7.7 The Township of McKellar does not distinguish between dwellings that are owner-occupied in contrast to those that are rented in the Rural area so long as the rental use maintains the single detached dwelling character of the property and is not considered a short term rental as defined in the comprehensive zoning by-law.

## **6.8 Rural Heritage Protection**

6.8.1 The Township of McKellar will support the identification and conservation of significant archaeological resources, built heritage resources and cultural heritage landscapes.

6.8.2 Where there are known significant cultural heritage resources or areas containing significant archaeological resources, Council will support the preparation of an impact assessment at the expense of the applicant.

6.8.3 For the purposes of this Plan, cultural heritage resources include buildings, structures, archaeological and historic sights, cemeteries, landscapes and

landmarks, either individually or in groups, and are considered by the municipality or other agencies as being historically or prehistorically significant. The identification, recognition, protection, enhancement and proper management of significant heritage resources is encouraged by the Council of the Township of McKellar.

- 6.8.4 Council may, through its powers under the Ontario Heritage Act: i) designate properties to be of cultural heritage value or interest (including properties containing buildings and structures) under Part IV; ii) define the municipality or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district (under Part V); and iii) designate the municipality or any area or areas within the municipality as a heritage conservation district (under Part V).
- 6.8.5 The Township recognizes that there may be significant archaeological potential areas in the Township of McKellar. To date, a number of areas have been identified by the province or other agency, and there are screening criteria developed by the province to assist in the determination of archaeological potential areas. Such criteria include features such as proximity to water such as current or ancient shorelines; rolling topography; unusual landforms; and any locally known significant heritage areas such as portage routes or other places of past human settlement. Should an area of cultural or archaeological potential or significance become known, the Township will have regard for provincial policy applying to the conservation of these resources.
- 6.8.6 The Township will require an archaeological impact assessment prepared by an archaeologist licensed under the Heritage Act as a condition of development approval where development is proposed in or adjacent to areas exhibiting archaeological potential. Archaeological potential is determined through the application of provincial screening criteria.
- 6.8.7 The Township will require an archaeological impact assessment prepared by an archaeologist licensed under the Heritage Act as a condition of development approval where development is proposed in the following areas within the Municipality:
  - a) in areas where there are known archaeological resources;
  - b) the areas in close proximity to an identified archaeological site;
- 6.8.8 Section 48 of the Ontario Heritage Act shall be complied with, where any alterations to known archaeological sites shall be performed only by licensed archaeologists. All assessments shall be undertaken and implemented to the satisfaction of the Province of Ontario.
- 6.8.9 Any significant archaeological resource or site identified may be preserved in situ, to ensure that the integrity of the resource is maintained, or it may be systematically removed and documented through excavation only by licensed archaeologists.

- 6.8.10 The integrity of archaeological resources can be maintained by adopting archaeological zoning by-laws under Section 34 of the Planning Act or other similar provisions, to prohibit any land use activity or the erection of buildings or structures on land which is a site of a significant archaeological resource.
- 6.8.11 The Township shall have regard for the conservation of all known cultural heritage resources during the undertaking of municipal public works or environmental assessment projects. When necessary, satisfactory measures and/or heritage impact assessments will be required to mitigate any adverse impact to significant resources as outlined by the heritage conservation policies contained within this Plan.
- 6.8.12 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Tourism, Culture and Sport, when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Heritage Act and the Cemeteries Act (Revised) shall apply.
- 6.8.13 Council shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications of designated heritage properties.
- 6.8.14 Council shall ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alteration and that such documentation shall be the responsibility of the applicant in consultation with the Municipal Heritage Committee (or the Ministry of Tourism, Culture and Sport).
- 6.8.15 Council may, by by-law, delegate to municipal staff or a municipal official, the power to approve alterations to designated heritage properties.

## **6.9 Rural Kennels**

- 6.9.1 The Township of McKellar recognizes the need for dog kennels in the municipality. Dog kennels can have significant impacts on the quiet enjoyment of nearby residents. Therefore, dog kennels will be permitted only on larger parcels of land where there is significant distance between the kennel and any adjoining residents. Kennels will be permitted only in the Rural designation.
- 6.9.2 The Township will establish specific zoning provisions in the Rural designation to regulate kennels. This limitation will not apply to include dogs used as part of a working farm, dogs belonging to visitors or the aggregate of dogs belonging to guests of a commercial resort.
- 6.9.3 Any property owner or tenant who possesses more than three dogs at any given time, whether by ownership or loan, will be considered a kennel operator and be subject to the policies of this Plan.

6.9.4 The Council of the Township of McKellar will adopt a kennel by-law to regulate the operation of any commercial kennels in the municipality.

## **6.10 Rural Mining**

6.10.1 Presently there are no mining activities in the Township of McKellar. However, there are areas with potential mineral resources including industrial metallic minerals. Mining activities are permitted uses in the Rural designation subject to complying with Ministry of the Environment Conservation and Parks Land Use Guidelines, the implementing zoning by-law and all other policies of this Plan.

6.10.2 Development may be restricted within 1000 metres of an abandoned mine site. Prior to development proceeding within the 1000 metre buffer, an evaluation to determine the sensitivity of the mine site constraint may be undertaken to the satisfaction of the Ministry of Northern Development and Mines.

6.10.3 Where development is proposed on lands which are within 1000 metres of lands affected by mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The approval authority will require documentation from a development proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazards.

6.10.4 Development may not be permitted adjacent to a mine hazard where mitigation or rehabilitation is not possible.

## **6.11 Rural Natural Heritage**

6.11.1 This Plan recognizes that there are natural heritage features and areas within the Rural designation. These heritage features primarily relate to significant habitat of endangered and threatened species, significant wildlife, significant wetlands and significant fish habitat.

6.11.2 The Township of McKellar recognizes that there are a number of known as well as unknown natural heritage features throughout the municipality. It is also understood that there is legislation, regulations, provincial policies, guidelines and manuals prescribing measures to recognize, protect and preserve these natural heritage features. This Plan recognizes the responsibility of the municipality together with its associated approval authorities to make decisions that reflect these legislative and policy requirements. The Natural Heritage Policies set out in the P.P.S. shall be recognized within the Rural policy areas so that any development approvals are consistent with the Provincial Policy Statements.

6.11.3 The province has provided information on known natural heritage features and this data has been compiled and added as Appendix "1" to the Official Plan.

6.11.4 The planning board and the Township will use this data as well as additional information that may come forward as part of any application to determine the need for a natural heritage study.

6.11.5 No development or site alteration is permitted within Provincially Significant Wetlands or significant coastal wetlands. If development is proposed adjacent to any significant natural heritage features, a site evaluation is required to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological functions.

6.11.6 Adjacent lands are those lands that are within:

a) 120 metres of: identified significant habitat of endangered and threatened species; provincially significant wetlands; and Areas of Natural and scientific Interest (life science); and

b) 50 metres of Areas of Natural and Scientific Interest (earth science)

6.11.7 In the case of plans of subdivisions, ecological assessments will be required to determine what, if any, natural heritage feature may be present and what measures, if any, are required to ensure no negative impacts on the significant natural heritage features or their ecological functions.

6.11.8 If there are significant gaps in the data respecting natural heritage features, the proponent(s) shall be required to undertake an ecological assessment at the proponents expense to determine what, if any, natural heritage features are present. Where natural heritage features are found, development or site alteration shall not be permitted within or adjacent to the natural heritage features unless it can be demonstrated that there will be no negative impacts on the natural features or on their ecological function.

## **6.12 Rural Sewage**

6.12.1 Presently, all development in the Municipality is on individual private septic systems. This will likely continue to be the means of treating sewage in the Township of McKellar.

6.12.2 The Municipality and the land division authority must be satisfied that any land proposed for development must be suitable for the installation of private septic systems.

6.12.3 The standards for new lots and the design of any septic systems must meet current provincial requirements in accordance with relevant published guidelines or statutory provisions (Provincial – D Series guidelines) and the Ontario Building Code.

6.12.4 Individual on-site sewage systems may be used for any new development provided that the site conditions are suitable for the long term provision of such services with no negative impacts.

- 6.12.5 The Municipality may consider a communal sewage service where a servicing option study has been prepared by a qualified consultant that concludes that a communal system is appropriate.
- 6.12.6 Any communal sewage system must comply with the Provincial D-5 Series Guidelines and the responsibility for any maintenance or liability of the system must be arranged to the satisfaction of the municipality.
- 6.12.7 The land division authority will require confirmation that a licensed sewage hauler has available capacity for the haulage and disposal of any septic waste as a condition of development.
- 6.12.8 A septic system impact study will be required for commercial, industrial, institutional or other uses in the Rural area that produce in excess of 10,000 litres per day. Development proposals that produce waste in excess of 10,000 litres per day will require an Environmental Compliance Approval issued under Section 53 of the Water Resources Act. The Provincial D-5-4 Guidelines recommend that proposals for more than five lots where the lot sizes are to be less than 1.0 hectares, include the need to prepare a hydrogeological study.
- 6.12.9 In accordance with Planning Act Regulation 544/06, any plan of subdivision that would permit five or more lots on privately owned and operated individual septic systems and/or would permit fewer than five lots on privately owned and operated individual septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed will require a servicing options and hydrogeological report.

### **6.13 Rural Standards**

- 6.13.1 Lots in the Township of McKellar are serviced by individual wells and septic systems. To avoid any cross contamination between private well water supplies and adjoining septic system, the Provincial Land Use Guidelines recommend that Rural lots be developed at an overall density greater than one hectare per lot with no individual lot smaller than 0.8 hectares.
- 6.13.2 The implementing zoning by-law will set out the standards for lots in the Rural designation in accordance with the Provincial Guidelines.
- 6.13.3 Any lots proposed at a lesser density may require the submission of a hydrogeological report supporting a reduced density.
- 6.13.4 Notwithstanding the Provincial Guidelines respecting densities for lots on private services, the planning authority may consider smaller lot standards where an infilling lot would be deemed to be appropriate subject to a rezoning and septic approval.
- 6.13.5 The implementing zoning by-law may preserve larger lot sizes for some Rural designation to recognize the specialty needs in some Rural designation of the Township.

## **6.14 Rural Stormwater**

6.14.1 A preliminary storm water management or drainage report shall be included with the subdivision application or a statement from the applicant explaining how drainage will be managed on the lands.

A storm water management plan shall include:

- (i) how the drainage complies with a storm water management policy; or
- (ii) an analysis of the watershed drainage including the identification of floodplains; an analysis and an evaluation of the management of storm water and its impact on the proposed development including recommendations to the Municipality.

6.14.2 A stormwater management plan or report must be reviewed and approved by the MTO for those developments located adjacent to or in the vicinity of a provincial highway where drainage could impact the highway downstream.

## **6.15 Rural Water Supply**

6.15.1 Domestic water supplies for properties in the municipality come from surface waters or individual wells. All property owners are responsible for individual water treatment in accordance with applicable regulation.

6.15.2 In order to prevent any cross contamination of groundwater supplies, the zoning by-law will prescribe lot sizes and standards that comply with provincial guidelines. (See Provincial D-5-4 Guidelines.)

6.15.3 Any subdivision development proposed on individual groundwater supplies is required to undertake groundwater assessments to confirm the long term availability of groundwater.

6.15.4 In accordance with Ontario Regulation 544/06, any plan of subdivision that would permit more than five lots on privately owned and operated individual wells will require a servicing options and a hydrogeological report.

6.15.5 Any development proposed on the basis of communal supplies must comply with the standards of the province and any maintenance, responsibilities and liabilities must be to the satisfaction of the municipality.

## **6.16 Rural Accessibility**

6.16.1 Where applicable, any plans, decisions or approvals respecting plans or programs within the Rural designation shall include improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.

## **6.17 Service Policies In All Designations**

6.17.1 Sections 6.12, 6.13, 6.14 and 6.15 will apply to the waterfront designation where appropriate.

## **7.0 WATERFRONT**

### **7.01 Basis For Waterfront Policies**

7.01.1 The original Official Plan for the Township of McKellar had a basic approach to shoreline development. New lots could be created at a standard of 60 metres of frontage with 0.4 hectares of lot area with some variations depending upon wildlife habitat or the sensitivity of smaller lakes.

7.01.2 The former policy had attempted to achieve some lake density controls based upon surface areas of many of the lakes as a ratio for shoreline development.

7.01.3 Lake density control measures did not properly recognize implications from sources other than shoreline residential development including tourist commercial uses and day users.

7.01.4 The historical planning controls allowed for the development of new tourist commercial operations without the benefit of a clear understanding of the impact of these developments on the carrying capacities of these waterbodies.

7.01.5 There is a new approach when considering new development and/or redevelopment within the Waterfront areas of the Township. Much of the appeal of the Waterfront lands is directly related to the quality of the environment and natural heritage features. This shift in policy will place an "environment first" philosophy on new development and/or redevelopment within the Waterfront in order to preserve this resource.

7.01.6 Updated land use, lake and environmental data have allowed the municipality to better understand the relationship between existing development, residual capacities and future new development and/or redevelopment needs of the Township recreational waterbodies.

7.01.7 A questionnaire was circulated to all property owners in 2009 to solicit views on shoreline new development and/or redevelopment in the Township of McKellar. There was an extremely high response rate to the questionnaire giving the Council of the Township of McKellar strong direction on policy matters for the lakes.

7.01.8 Any pressures for additional shoreline new development and/or redevelopment will require a more comprehensive planning approach in contrast to those undertaken in the past.

7.01.9 A fundamental planning approach for lake planning in the Township of McKellar will be to preserve the traditional character of each of the lakes. This will place significant challenges on the municipality to resist new forms of new development and/or redevelopment, and to resist more and higher intensities—that would ultimately alter the character of the Township of McKellar Lakes.

7.01.10 There are existing tourist commercial establishments located on a number of the recreational waterbodies. These businesses are important activities in the community and are supported by the Municipality. These tourist commercial establishment uses provide goods and services to visitors to the Township and short-term accommodation. However, while these establishments are part of the traditional lakefront community and are an integral part of a lake's character, any significant changes in intensity or land use that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, along with their permitted as-of-right uses could alter or adversely impact a lake's character. It is the intention of this Plan to provide that care will be taken to ensure that existing tourist commercial establishments, may continue to be viable and thrive.

7.01.11 The policy rationale for much of the lake planning for the Township of McKellar will be premised on an approach that preserves the character of each lake. This principle would best represent the data, the consultation process, and the long term interests of the goals and objectives of lake planning for the Township of McKellar.

7.01.12 The Plan will have a strong component relating to the preservation of natural heritage features and be more responsive to matters of provincial interest.

7.01.13 Lands that physically and functionally front on recreational waterbodies in the municipality have been designated in the waterfront policy designation. This policy category will include single residential dwellings; seasonal residential dwellings; existing tourist commercial uses; existing special provisions and permitted as-of-right uses that permit uses of a tourist commercial nature and existing general commercial uses. The Waterfront designation will generally not apply to lands beyond 150 metres of the shoreline but may vary up or down to reflect the variable depth of lands and conditions in individual circumstances. It is the intention of this Plan that lands beyond the functional limits of the waterfront may be considered as Rural.

## **7.02 General**

7.02.1 The lands adjacent to the recreational waterbodies in the Township are designated as "Waterfront" on the Land Use Plan. This designation applies to all of the recreational lakes within the municipality including the Manitouwabing and Middle Rivers.

7.02.2 The depth of the lands that are designated "Waterfront" will vary depending upon the depth of the conveyable lands adjacent to the shoreline. The Waterfront designation will generally apply to all lands adjacent to the water's edge up to a limit of 150 metres from the shoreline but may vary up or down to reflect the variable depth of lands and conditions in individual circumstances. It is the intention of this Plan that lands situated beyond the functional limits of the waterfront may be considered as Rural.

7.02.3 The "Waterfront" designation will be interpreted to extend to any flooded lands and Crown lake bed.

## **7.03 Principles**

- 7.03.1 The Waterfront areas within the Township of McKellar represent the focus of development for the past fifty years and continue to be the area of the municipality having the primary development interest.
- 7.03.2 The use of the Waterfront is predominantly seasonal residences, year round homes with some commercial and tourist commercial uses and pasture land interspersed with the shoreline residential uses.
- 7.03.3 The general form of development consists of single tier, low density residential uses in detached dwellings, each on an individual lot, in a heavily mixed forest setting.
- 7.03.4 The Waterfront is an important resource to the Township of McKellar. Care must be taken to ensure the protection of this resource when considering new development and/or redevelopment proposals.
- 7.03.5 An important principle in the Waterfront area is the preservation of the character of the shoreline (i.e. single tier, low density, residential uses in detached dwellings, each on an individual lot with appropriate lot frontages, in a heavily mixed forest setting) of the recreational lakes and rivers. It is the intention of this Plan that this will be the guiding principle for any new development and/or redevelopment proposals in the lake communities.

#### **7.04 Goal**

- 7.04.1 The goal for the Waterfront designation is to provide for viable new development and/or redevelopment that will preserve the natural and physical environments of the recreational waterbodies. The appeal of the waterfront communities is one of the most significant attributes of the Township of McKellar to residents and visitors alike.

#### **7.05 Objectives**

- 7.05.1 The objectives necessary to fulfill the Waterfront goal include the following:
- 7.05.1.1 Maintaining, protecting and improving the natural environments in and adjacent to the recreational waterbodies.
- 7.05.1.2 Maintaining the current character of the shoreline of the Waterfront designation as a predominantly single tier, low density, single detached residential dwelling community on individual lots.
- 7.05.1.3 Preserving and improving where possible, the water quality of each of the recreational waterbodies.
- 7.05.1.4 Recognizing the residual carrying capacities on each of the recreational waterbodies from a water quality and boating perspective.
- 7.05.1.5 Ensuring that new development and/or redevelopment is compatible with the physical and social environments.

- 7.05.1.6 Providing clarity to land owners, the municipality and members of the public respecting new development and/or redevelopment limits for all properties along the Waterfront area.
- 7.05.1.7 Allowing for additional new growth along the Waterfront which is determined to be appropriate and sustainable in accordance with the policies of this Plan.
- 7.05.1.8 Ensuring that new development and/or redevelopment is consistent with Provincial Policies and applicable legislation of senior governments.
- 7.05.1.9 Ensuring that new development and/or redevelopment recognizes a balance between maintaining natural shoreline features and built form.
- 7.05.1.10 Preserving a natural vegetative area adjacent to the Waterfront to maintain continuity in the habitat features intrinsic to this area.
- 7.05.1.11 Investigating policies, programs and procedures that may protect and improve upon the terrestrial and water quality environments of the Waterfront.

## **7.06 Permitted Uses**

7.06.1 The permitted uses in the Waterfront designation include:

- (a) a single detached residential dwelling;
- (b) existing general commercial and, existing tourist commercial;
- (c) home occupations;
- (d) agricultural and farming uses,; (excluding intensified farming operations)
- (e) public uses;
- (f) institutional uses,;
- (g) existing industrial uses; and.
- (h) a short term rental of a single detached dwelling subject to complying with the Township's comprehensive zoning by-law as well as any other applicable legislation.

## **7.07 Character Preservation**

7.07.1 The Waterfront character of the Township of McKellar has been established over the past 50 years since the popularity of second homes and summer vacations began after the Second World War. Shoreline residential development replaced a predominantly rural agricultural community.

7.07.2 The shoreline communities started with modest frame cottages a single tier in depth along the lakes with comparatively smaller lots having lot frontages between 20 and 30 metres. In all cases, the cottages were oriented toward the lakes in contrast to historical rural and agricultural uses that had a focus away from the lakes and commonly developed adjacent to the rural roadways.

7.07.3 At the same time or even before the post war cottage boom, small tourist operations in the form of rental cabins or camp grounds also were being established throughout the recreational lakes. These tourist camps were often interspersed throughout the single family cottage lots and were also established on the shoreline with a similar focus towards the lakes.

7.07.4 The appeal for additional lakefront development continued throughout the 1960's, 1970's, 1980's and 1990's. The basic premise remained unchanged for more recent shoreline development although the scale of newer cottage communities tended to include larger lots together with larger residences and modern conveniences. Part of this evolution was mandated through the establishment of lakefront planning while part was in response to a change in the type of cottage environment being marketed and consumed. Cottagers were interested in larger properties with increased privacy and more open space features. However, these changes in scale did not alter the basic form of development of shoreline development and this character is preserved today.

7.07.5 It is the intention of this Plan to preserve this waterfront character. This character will continue as a mix of natural shoreline conditions with a single tier of individual dwellings on individual lots with individual private services focused towards the lake. No multiple dwelling unit developments and/or multiple dwelling development and/or redevelopment uses will be permitted in the Waterfront areas.

## **7.08 General Standards**

7.08.1 New lots in the Waterfront designation will be subject to a minimum lot frontage and a minimum lot area that responds to the particular needs for the various lakes and parts of lakes throughout the municipality. The previous standards for new lakefront properties ranged between 60 metres of frontage to 150 metres of frontage. Lake Manitouwabing generally provided for 60 metre lot frontages on the west side of the Lake and a minimum 90 metre lot frontage on the east side of the Lake in response to the presence of deer wintering habitat.

7.08.2 These standards should be maintained or increased. In some instances new development and/or redevelopment proposing a new form, or scale, should be further restricted in response to development and/or redevelopment constraints or in areas where there are significant lake capacity considerations. The new minimum lot frontage standards will be set out in the implementing zoning by-law.

7.08.3 The minimum requirement for the size of new lots should be increased to recognize the need for larger areas when individual private services are proposed for new development and/or redevelopment and where there are important habitat features like deer wintering areas or on island properties. The new minimum lot frontage standards will be set out in the implementing Zoning By-law.

7.08.4 The implementing zoning by-law will include provisions relating to building location, size and setbacks that adequately respond to the objectives for Waterfront lands.

7.08.5 Exceptions to the general standards set out in the implementing zoning by-law may be made by a site-specific zoning by-law amendment or a minor variance application to recognize existing development, make title corrections or to respond to sound planning principles based upon individual circumstances.

## **7.09 Access to Lakes**

7.09.1 There are limited opportunities for the public to access the various recreational waterbodies. Many of the smaller lakes do not have any public access points and are essentially "land locked". It will be the continued policy of this Plan to preserve existing access points to recreational waterbodies wherever possible so long as there are no adverse environmental or social impacts.

## **7.10 Tourist Commercial**

It is the intention of this Plan that the following policies apply to properties that are zoned in one of the general commercial and/or tourist commercial zones or in a site-specific, special provision, zone that permits tourist commercial uses:

7.10.1 There are a number of existing tourist commercial uses on the recreational waterbodies throughout the Township. These existing tourist commercial uses cater primarily to the recreational and service needs of the community and visitors.

7.10.2 It is the intention of this Plan that those properties along the waterfront that are zoned general commercial, tourist commercial or in a special provision that permits tourist commercial uses may continue, and will be recognized in the zoning by-law.

7.10.3 It is the intention of this Plan that no new tourist commercial multiple dwelling unit developments and/or multiple dwelling development uses will be permitted in the Waterfront designation, except through an approved Official Plan Amendment and zoning by-law amendment.

7.10.4 Most of the shoreline in the Township of McKellar has been developed with low density, single detached residential dwellings on individual lots with historical tourist commercial establishments intermixed with these residential uses. Further, there are few areas of continuous vacant, accessible and undeveloped shoreline in the Township of McKellar that are suitable for the establishment of new multiple dwelling unit developments and/or multiple dwelling development uses.

7.10.5 It is the intention of this Plan that existing tourist commercial establishment uses, , may expand only to the limits of the lands that are currently zoned for the tourist commercial establishment use. No additional lands not having a commercial zone may be zoned beyond the existing limits. An exception may

be made for those additional lands that do not provide for an increase in allowable density including tennis courts, baseball fields, tracks or other recreational facilities.

- 7.10.6 The implementing zoning by-law will prescribe limits on the density and size of tourist commercial establishment uses, including guest accommodation units associated therewith, in order to preserve the character of the existing tourist commercial establishment uses in the various lake communities.
- 7.10.7 It is the intention of this Plan that, in the event that new developments and/or redevelopments of existing tourist commercial establishment uses; other than a multiple dwelling unit development and/or multiple dwelling development use which are not permitted; that go beyond those existing tourist commercial establishment uses may be subject to increased density controls including servicing responsibility agreements and, as a minimum, the undertaking of a site evaluation report as set out in Section 7.22.2 of this Plan.
- 7.10.8 It is the intent and policy of this Plan that a multiple dwelling unit development and/or multiple dwelling development uses, shall not be permitted within the Waterfront designation.
- 7.10.9 In the event that a multiple dwelling unit development and/or multiple dwelling development use, is proposed by way of an amendment to the Official Plan and zoning by-law, the minimum lot frontage per dwelling unit shall be in accord with the adjoining residential zoning standard (exclusive of lands that are environmentally sensitive or significant habitat) and the minimum lot area per dwelling unit shall be 1 hectare. It is the intention of this Plan that no second tier or back-lot development, associated with the proposed new development and/or redevelopment, will be permitted.
- 7.10.10 In the event that a multiple dwelling unit development and/or multiple dwelling development use is proposed by way of an amendment to the Official Plan and zoning by-law, it is the intention of this Plan that the densities permitted shall be based on the built form of the development. Developments in the form of individual cottages shall meet the frontage and density requirements for residential uses. Developments in the form of tourist commercial developments with communal facilities and commercial services shall be based on the policies for tourist commercial developments.
- 7.10.11 In the event that a multiple dwelling unit development and/or multiple dwelling development use is proposed by way of an amendment to the Official Plan and zoning by-law, and registered by way of condominium description, it is the intention of this Plan that private communal sewer and water servicing may be permitted where:
- (a) the sewage and water works have been built or upgraded to a standard satisfactory to the approval agency/authority and the Municipality;
  - (b) an authorized and enforceable agreement is registered against the title of each unit within the condominium description, which:

- (i) requires the establishment and administration of a reserve fund to ensure that adequate revenue is available to repair, maintain, replace and upgrade the works as required.
- (ii) outlines and requires implementation of financial controls to the satisfaction of the Province and Township to ensure the provision of (i) preceding.
- (iii) requires operation of the private works by a qualified operator certified under a provincial certification program.

(c) the development is in accordance with all other policies of this Plan and constitutes a multiple dwelling unit development and/or multiple dwelling tourist commercial development use.

7.10.12 It is the intention of this Plan that existing tourist commercial establishment uses that are proposing to be altered or modified for residential uses must comply with the underlying residential policies.

7.10.13 Where a multiple dwelling unit development and/or multiple dwelling development use, may be proposed, it is the intention of this Plan that the introduction of such forms of development will require an amendment to the Official Plan and zoning by-law and shall be subject to the submission of all relevant studies as set out in 7.20 and 7.21.

7.10.14 Council may refuse to accept an application as complete in the absence of requested studies in support of an Official Plan amendment, a zoning by-law amendment, a subdivision application, or a condominium application.

7.10.15 The policies of this Plan shall apply to all new multiple residential development.

## **7.11 Water Quality**

7.11.1 Preserving the water quality of the Township of McKellar's recreational waterbodies is a high priority for the Township. When considering new development and/or redevelopment of all waterfront residential lands; the impacts on water quality will be a prime consideration.

7.11.2 More recently, it has been discovered that recreational lakes using newer standards and newer technologies for wastewater treatment systems do not have the adverse impacts on water quality as originally anticipated

7.11.3 The Township will continue to preserve water quality as far as possible by applying best management practices for shoreline development including protecting habitats for fish, wildlife and endangered species, managing stormwater and including minimal disruption to the natural shoreline features.

### **7.11.3.1 General Lake Policies**

7.11.3.1.1 In general, lakes and rivers in the Township are shallow, warm water systems with agricultural uses and wetlands dominating much of their watersheds. Many are part of interconnected lake/river waterways, and have higher annual flushing rates than typical Precambrian Shield coldwater lake trout lakes. They are characterized by species of fish such as northern pike, large and small mouth bass, yellow pickerel, and an abundant supply of pan fish. As a consequence, they are moderately productive (i.e., mesotrophic) in terms of nutrient content (i.e., lake trophic state), and are highly coloured owing to inputs of decomposing aquatic vegetation. Such systems are typically resilient to small changes in land use, meaning their trophic state condition would not be appreciably altered with new lot creation, particularly if undertaken using the mitigation measures described in this Plan.

7.11.3.1.2 The Township of McKellar will apply a number of principles through new development and/or redevelopment guidelines and regulations that represent best management practises for limiting or avoiding the migration of phosphorous into adjoining waterbodies. These practises may include, but will not necessarily be limited to:

7.11.3.1.2.1 increased setbacks for septic systems from the shoreline;

7.11.3.1.2.2 use of septic system designs that bind phosphorous so that there is limited migration of the nutrient in to the waterbody;

7.11.3.1.2.3 preserving natural vegetative areas immediately adjacent to the shoreline;

7.11.3.1.2.4 investigating programs or supporting other government agencies in programs to ensure the adequacy of existing septic systems.

### **7.11.3.2 Surface Capacity for Recreational Boating**

7.11.3.2.1 It is recognized that there may be carrying capacities at specific times and locations for the amount of recreational boating activity that may occur on the various waterbodies in the Township. The limits of the capacity of boating activity on each lake varies. However, it is recognized that beyond a certain limit, the amount of recreational boating on a given lake, at a specific time and location, may reduce its attractiveness for shoreland residents and visitors and may potentially jeopardize public safety.

7.11.3.2.2 Levels of boating activity, at specific times and locations, have been observed for Lake Manitouwabing and McKellar Lake.

**7.11.4** While the historic use of the lake shore capacity model including the Lakeshore Capacity Assessment Handbook are no longer entirely applicable, they can be useful tools in the general application of water quality protection measures for the Township. Therefore, the lake specific data relating to phosphorous levels will be maintained and updated to focus on the preservation of current nutrient levels and preventing any further loading of phosphorous from waterfront development.

## **7.12 Natural Heritage**

### **7.12.1 Definition**

The Waterfront designation has a variety of natural heritage features and is subject to the Natural Heritage Policies included in the Provincial Policy Statement. All development shall be required to be consistent with the Natural Heritage policies of the P.P.S.

## **7.13 Flooded Lands**

7.13.1 There are a number of areas in front of waterfront lands that are flooded as a result of the damming of the outlets of these lakes. While the Township takes the general position that these flooded lands be treated as Crown lake bed, it recognizes the private ownership implications of these lands and will administer any use or structural development or redevelopment over these lands accordingly.

## **7.14 Back Lots**

7.14.1 The Waterfront designation contemplates only a single tier of residential development and/or existing general commercial establishment uses and their identified permitted as-of-right uses, existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature. It is the intention of this Plan that no back-lot or second tiers of development, associated with any residential and/or commercial developments and/or new developments and/or redevelopments proposed by way of an amendment to the zoning by-law; will be permitted within the Waterfront designation. Most lands not directly adjacent to a waterbody will be considered outside the Waterfront and will be included in the Rural designation.

For the purpose of this section, back-lots will be considered those lots that have a functional relationship to the waterfront through some form of public or private access. This policy excludes lands within the Village of McKellar.

## **7.15 Shoreline Structures**

7.15.1 It is recognized that there are a number of structures that locate on or along the shoreline adjacent to waterfront lands. While these structures by their very nature must be situated on or adjacent to the water, their placement must incorporate the principles that apply to preserve portions of the waterfront for maintaining natural landscapes. These structures include primarily docks and boathouses.

7.15.2 Regulations governing shoreline structures will be included in the implementing zoning by-law. These regulations will be designed to achieve the objectives of the Waterfront designation and in particular:

7.15.2.1 Protect against adverse environmental impacts;

7.15.2.2 Ensure that privacy between properties is maximized; and

7.15.2.3 Ensure that excessive shoreline structural development and redevelopment is avoided.

7.15.3 Boathouses will be restricted to a single storey with no human habitation.

7.15.4 Structures that traditionally locate near the water may be permitted subject to complying with the strict provisions of the implementing zoning by-law. These include gazebos, saunas, open air decks and marine supply sheds.

## **7.16 Public Lands**

7.16.1 It is the intention of this Plan that the Township may use any public waterfront lands for a public purpose so long as the purpose is in accord with the general development and redevelopment policies of the Waterfront designation and the objectives of this Plan. No specific approvals except those related to relevant government agencies are required to permit appropriate public uses in the Waterfront designation.

## **7.17 Accessibility**

7.17.1 Where applicable, any plans, decisions or approvals respecting plans or programs within the Waterfront designation shall include improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.

## **7.18 Waterfront Crown Lands**

7.18.1 Any Crown lands, the jurisdiction of which resides with the Province of Ontario, along the recreational waterbodies and within the Waterfront designation are understood to be non-development lands in accordance with the Provincial

Crown Land Use Strategy. The municipality supports a policy that these lands remain in their natural state.

## **7.19 Site Plan Control**

7.19.1 All Waterfront designated lands in the Township of McKellar may be considered site plan control areas pursuant to Section 41 of the Planning Act.

7.19.2 Any lands that are designated as site plan control areas by by-law may also be required to include elevation drawings to be able to indicate the relationship of proposed buildings to surrounding lands and waters.

7.19.3 The Township of McKellar may, as a part of site plan control, require approval of exterior design features to ensure that any proposed new development and/or redevelopment is consistent with local character, scale, appearance and natural features.

## **7.20 Complete Application**

7.20.1 The Council of the Township of McKellar will determine a complete zoning by-law amendment application or a complete official plan amendment application as enabled under the Planning Act and may include:

7.20.1.1 a planning report to establish a need for the proposed use;

7.20.1.2 a report on the physical suitability of the lands for the proposed development or redevelopment;

7.20.1.3 a traffic impact assessment where relevant;

7.20.1.4 a servicing options study where relevant;

7.20.1.5 a site evaluation report;

7.20.1.6 and any other relevant studies deemed appropriate by the Township.

## **7.21 Studies**

### **7.21.1 General Policy**

7.21.1.1 This Plan requires that in some cases, applicants undertake studies as conditions of a new development and/or redevelopment application that goes beyond those existing general commercial establishment uses and their identified permitted as-of-right uses, existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, , and is proposed by way of an amendment to the zoning by-law. These are described in the remainder of this section.

7.21.1.2 Where this Plan requires that an applicant undertake a study or otherwise demonstrate that a policy of this Plan can be met to Council's satisfaction as

part of a complete application, prior to a decision, or as a condition of a new development and/or redevelopment application or decision, the study or demonstration will be conducted at the applicant's cost. Council may, to assist in its deliberations:

- 7.21.1.2.1 Where appropriate, ask the relevant provincial or federal agency to review and comment on the study or demonstration, and/or
- 7.21.1.2.2 require a professional peer review of the study or demonstration at the applicant's cost.
- 7.21.1.2.3 Council may also impose conditions of new development and/or redevelopment that goes beyond those existing general commercial establishment uses and their identified permitted as-of-right uses, existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, , approval to ensure that the impact mitigation recommendations of any study or demonstration are implemented.
- 7.21.1.2.4 This Plan recognizes the Growth Plan for Northern Ontario, 2011. The purpose of the Growth Plan are shared by the Township of McKellar. This includes making decisions about growth such that they sustain a robust economy, build strong communities and promote healthy environments. These purposes also include promoting a rational and balanced approach to decisions about growth and builds on community priorities, strengths and opportunities and makes efficient use of infrastructure. Further, these purposes include enabling planning for growth in a manner that reflects a broad geographical perspective and integrated across natural and municipal boundaries.

This Official Plan also recognizes that, subject to the exceptions noted in the Places to Grow Act, the Growth Plan prevails if there is a conflict between the Growth Plan and a provincial policy statement issued under section 3 of the Planning Act.

## **7.21.2 Site Evaluation Report**

- 7.21.2.1 A site evaluation report will demonstrate to Council's satisfaction that the subject lands are suitable for a proposed development for the creation of new residential lots; and/or new development and/or redevelopment of existing tourist commercial establishment uses that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature,; and proposed by way of an amendment to the zoning by-law; and that development will not be unduly constrained by site limitations. The report will provide information on and evaluate the following, although more information may be required:

- 7.21.2.1.1 slopes;

- 7.21.2.1.2 soil depth, type and moisture;
- 7.21.2.1.3 shoreline and upland vegetation;
- 7.21.2.1.4 overland or stormwater drainage;
- 7.21.2.1.5 fish and wildlife habitat, through a natural heritage evaluation as per Official Plan section 7.21.5;
- 7.21.2.1.6 natural heritage protection;
- 7.21.2.1.7 access;
- 7.21.2.1.8 water supply and sewage disposal;
- 7.21.2.1.9 the location of existing and proposed buildings, structures and sewage treatment systems;
- 7.21.2.1.10 whether lot frontages and areas, and building, structure, tile field, setbacks from water, should be greater than the minimums that would otherwise apply, if the new development and/or redevelopment is a new residential development and/or redevelopment in an area of use limitation, or if the information provided suggests other significant site limitations;
- 7.21.2.1.11 in general, whether the environmental policies can be met, and what mitigation measures may be required to do so.

### **7.21.3 Evaluation of Hazardous Forest Types for Wildland Fires**

- 7.21.3.1 Where development is proposed on lands identified in mapping by the Ministry of Natural Resources and Forestry as containing a hazardous forest type for wildland fire, Council will require an evaluation of the subject lands to confirm the boundaries of the hazardous forest type, determine the risks associated with development within the hazardous forest type, recommend whether risks may be reasonably mitigated, and if so, recommend measures for mitigating risk in accordance with Provincially-recognized wildland fire assessment and mitigation standards.

## **7.22 Lake Stewardship**

- 7.22.1 Council encourages lake associations and individual shoreline residents within the Township to undertake stewardship initiatives, focusing on the following matters:
  - 7.22.1.1 Participation in the Provincial Lake Partners' Program, the benefits of which are best realized when data are collected consistently and without interruption over the long-term, that is ten to fifteen years.

- 7.22.1.2 Recognition and application of the federal Department of Fisheries and Oceans Operational Statements to reduce disturbance to aquatic habitat, and particularly those guidelines relating to construction of docks and boathouses.
- 7.22.1.3 Distribution of information on speed limits and other boating restrictions to ensure public safety, and minimize property damage and shoreline erosion from wakes, especially in narrow sections of Lake Manitouwabing and McKellar Lake.
- 7.22.1.4 Preparation of a homeowners' manual on landscaping of shoreline riparian areas using principles of site naturalization. Such an approach would not only enhance the biodiversity of the lakes' shorelines, but it would minimize overland runoff and erosion, limit maintenance work, and provide shelter to local wildlife species.
- 7.22.1.5 Continued maintenance of sewage treatment systems by regular pump-outs and inspections.
- 7.22.1.6 Reflection on the future of Township lakes and related shoreline properties. While recognizing that this Amendment is a first step in defining or characterizing lakes and rivers within the Township, further initiatives can be undertaken via preparation of individual lake management plans. The Township may provide planning information and advice in support of such plans, where feasible.
- 7.22.2 Council acknowledges programs and initiatives of local cottagers' associations to post boating speed limits on Lake Manitouwabing and McKellar Lake. The costs of these programs will be the responsibility of the association in consultation with Council.

## **8.0 SPECIFIC LAKE POLICIES**

The following policies are to be read in conjunction with all other applicable policies in this Plan.

### **8.1 Acton Lake**

- 8.1.1 Acton Lake is a very small relatively shallow (9 metres maximum depth) lake, south of Lake Manitouwabing and north of Hurdville Road. It has a watershed area of 84 hectares.
- 8.1.2 Water sampling in June of 2009 confirmed that the lake is mesotrophic based on phosphorus (0.013 milligrams per litre) and Secchi disc (3.1 metres) measurements. It has a nitrogen to phosphorus ratio of 34.1, meaning that

phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth. Dissolved oxygen below 5.0 metres of depth is very low or zero, meaning the lake's deeper waters will not support aquatic life in mid-summer through to the fall. Relatively high concentrations of phosphorus (0.032 milligrams per litre) at the mud-water interface suggest that re-cycling from sediments may be occurring, with potential detrimental impacts on surface water quality and lake aesthetics. Nearshore fish habitat is abundant.

- 8.1.3 Moderate development opportunities are available around Acton Lake. Lot creation will be supported at lot frontage standards in accordance with the Zoning By-law requirements, and implementation of on-site mitigation measures to reduce phosphorus loadings and maintain nearshore fish habitat.

## **8.2 Armstrong Lake**

- 8.2.1 Armstrong Lake is a small, relatively shallow (maximum depth is 13.4 metres; mean depth 6.1 metres) lake. It is located within the Village of McKellar, and is naturally spring fed, with an outlet to the east.

- 8.2.2 The lake currently has municipal lands along its southern shoreline complete with a public beach, public park and community centre for local residents. Given the frequent public use of the lake, it is important to preserve its water quality and the environmental integrity of its shoreline.

- 8.2.3 A lake study in June of 2009 confirmed the lake is eutrophic based on phosphorus (0.027 milligrams per litre) and Secchi disc (2.4 metres) measurements. It has a nitrogen to phosphorus ratio of 12.7, indicating that phosphorus is the critical nutrient limiting algal and vascular aquatic plant growth. Dissolved oxygen below about 5.0 metres of depth is low to near-zero, meaning the lake's deeper waters will not support aquatic life in mid-summer through to the fall. A Ministry of Natural Resources and Forestry fish habitat evaluation in 1969 concluded that, ". . .Reclamation planned but oxygen levels suggest this approach fruitless." Also, relatively high concentrations of phosphorus (0.034 milligrams per litre) at the mud-water interface suggest that recycling from sediments may be occurring, with potential detrimental impacts on surface water quality and lake aesthetics. Abundant fish habitat occurs along the low-lying northern shoreline and the lake's eastern outlet.

- 8.2.4 New development in the form of lot creation will be expected to occur at frontage standards in accordance with the Zoning By-law requirements, and on-site mitigation measures to reduce phosphorus loadings and maintain existing nearshore fish habitat.

- 8.2.5 Expansion of the existing tourist establishment on Armstrong Lake will be limited to levels specified in the Zoning By-law.

## **8.3 Blackwater Lake**

- 8.3.1 Blackwater Lake is a medium-sized, relatively shallow (9 metre maximum depth) lake located along the southern boundary of the Township of McKellar; it is

predominantly within the Township of Seguin to the south. A small bay extends into the Township of McKellar flowing from north to south into the Seguin River system.

- 8.3.2 Water sampling in June of 2009 confirmed the lake is eutrophic based on phosphorus (0.023 milligrams per litre) and Secchi disc (2.5 metres) measurements. It has a nitrogen to phosphorus ratio of 15.1, meaning that phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth in Blackwater Lake. Dissolved oxygen below about 5.0 metres of depth is very low or zero, meaning the lake's deeper waters will not support aquatic life in mid-summer through to the fall. Also, high concentrations of phosphorus (0.032 milligrams per litre) at the mud-water interface suggest that re-cycling from sediments may be occurring, with potential detrimental impacts on surface water quality and lake aesthetics. Nearshore fish habitat is abundant, particularly from nutrient-rich waters that drain a wetland/pond feature to the north.
- 8.3.3 Development consists of seasonal and year-round uses with a limited amount of future development or re-development potential.
- 8.3.4 Any new lot creation will be subject to lot frontage standards in accordance with Zoning By-law requirements, and on-site mitigation measures to reduce phosphorus loadings.

#### **8.4 Dutcher Lake**

- 8.4.1 Dutcher Lake is a small headwater lake entirely surrounded by Crown land.

The lake lies within a designated Conservation Reserve to be protected as a conservation area by the province. The Township supports the protection measures of this Reserve.

#### **8.5 Fresque Lake**

- 8.5.1 Fresque Lake is a small, shallow (2 metres maximum depth) waterbody located west of Highway 124 along the western boundary of the Township of McKellar.
- 8.5.2 The lake is surrounded by a limited number of seasonal dwellings and vacant lands; it is virtually covered with aquatic plant growth owing to its shallow character in combination with nutrient-rich water derived from an extensive wetland, and other factors including sunlight that extends to the lake's bottom.
- 8.5.3 Water sampling in June of 2009 confirmed good oxygen concentrations surface to bottom, very high phosphorus concentrations (0.054 milligrams per litre), and a low Secchi disc measurement of 0.8 metres. Based on these characteristics, Fresque Lake is heavily enriched and has a eutrophic status. Its nitrogen to phosphorus ratio is 15.6, meaning that phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth.

8.5.4 Council may support some shoreline development subject to the lot frontage standards in accordance with Zoning By-law requirements, and on-site mitigation measures to reduce phosphorus loadings.

## **8.6 Grey Owl Lake**

8.6.1 Grey Owl Lake is a medium-sized, relatively shallow (6 metre) lake located a short distance off Highway 124 between Lorimer and McKellar lakes.

8.6.2 There is a combination of lots that were developed historically with small frontages and areas of larger tracts of land with some additional development potential.

8.6.3 On the basis of water quality data collected in June of 2009, Grey Owl Lake is eutrophic, with elevated concentrations of phosphorus surface to bottom (0.021 milligrams per litre in surface and 0.024 milligrams per litre at bottom), and relatively low light transparency (Secchi disc measurement of 2.9 metres). The lake's nitrogen to phosphorus ratio is 16.4, meaning that phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth. Dissolved oxygen concentrations below about 4.0 metres of depth are low to zero. Nearshore fish habitat is especially abundant in the lake's southwestern arm, owing to inputs of water high in nutrients from inflowing wetlands.

8.6.4 New lot creation may be permitted at lot frontages in accordance with the Zoning By-law requirements, and implementation of on-site mitigation measures to reduce phosphorus loadings and maintain nearshore fish habitat.

## **8.7 Hydes Lake**

8.7.1 Hydes Lake is a very small, relatively shallow (7.0 metres maximum depth) lake located east of Centre Road. It is surrounded by vacant land, except along its western shoreline where there is a seasonal dwelling.

8.7.2 Water quality sampling in June of 2009 indicated the lake is mesotrophic based on phosphorus (0.005 milligrams per litre) and Secchi disc (2.9 metres) measurements. It has a nitrogen to phosphorus ratio of 48.8, meaning that phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth. While quite high concentrations of dissolved oxygen (12.9 milligrams per litre) were detected at three metres of depth, levels below 4.0 metres were very low to non-existent, meaning the lake's deeper waters will not support aquatic life in mid-summer through to the fall. Also, quite high concentrations of phosphorus (0.042 milligrams per litre) at the mid-water interface suggest that recycling from sediments may be occurring, with potential detrimental impacts surface water quality and lake aesthetics. The entire shoreline of the lake is dominated by fish habitat.

8.7.3 A limited amount of development or re-development may be supported by Council. Lot creation will be permitted at lot frontage standards, in accordance with Zoning By-law requirements, and implementation of on-site mitigation measures to reduce phosphorus loadings.

## **8.8 Lake Manitouwabing**

- 8.8.1 Lake Manitouwabing is the largest and deepest (31.5 metres maximum depth) of the 19 recreational waterbodies in the Township of McKellar. The entire lake, with the exception of two small bays, is located within the Township.
- 8.8.2 Because of its size, Lake Manitouwabing is the focus of most of the existing development within the Township. Approximately 600 existing cottages and 140 year-round homes are located on the lake's shoreline. This represents about half the population of the Township of McKellar.
- 8.8.3 The lake has a number of existing commercial businesses including tourist establishments, a children's camp, small marinas, and a golf course.
- 8.8.4 A significant portion of Lake Manitouwabing is developed, with few remaining shoreline areas that may be available for future development.
- 8.8.5 Lake Manitouwabing is an important natural resource with an abundance of natural heritage features including fish habitat and deer wintering areas along its shoreline. The protection of these habitats will be a high priority and care will be required when assessing any new development or re-development on the lake.
- 8.8.6 Lake Manitouwabing has multi-basins, resulting in over 100 kilometres of shoreline. On the basis of studies carried out in June and August, 2009, the basins range from five metres to 31.5 metres maximum depth. The mean depth of the lake is relatively low, that is, 5.5 metres. On balance, it is mesotrophic, based on concentrations of total phosphorus (0.003 milligrams per litre to 0.013 milligrams per litre) and Secchi disc (1.9 metres to 3.9 metres) transparencies. The lake has a nitrogen to phosphorus ratio of 70.9 (average of 12 surface water samples), meaning that phosphorus is the critical nutrient that limits algal and vascular aquatic plant growth in the lake. All shallow-water basins exhibit dissolved oxygen depletions in their deeper strata; such lower depths have limited potential for supporting aquatic life in mid-summer through to the fall. Also, some of the basins are characterized by relatively high (up to 0.045 milligrams per litre) concentrations of phosphorus at their mud-water interfaces, suggesting that recycling from sediments may be occurring, with potential detrimental impacts on surface water quality and lake aesthetics.
- 8.8.7 Manitouwabing Lake has an abundant supply of fish habitat in its near-shore waters. The Ministry of Natural Resources and Forestry has identified a walleye spawning area between McKellar and Manitouwabing lakes.
- 8.8.8 Council in consideration of historical development on the lake, the contributions of the children's camp, and the high level of existing boating activity, at specific times and locations, originating from both inside and outside the municipality, may require controls on boating use originating from new, large developments and re-developments that go beyond existing, permitted as-of-right uses.

8.8.9 There are approximately 220 existing vacant lots on the lake, with the potential to create additional lots in accordance with the Zoning By-law requirements, and implementation of on-site mitigation measures to reduce phosphorus loadings.

## **8.9 Little Ruebottom Lake**

8.9.1 Little Ruebottom Lake is a small lake located northeast of the Manitouwabing River along Broadbent Road. It flows into the river, then on to Lake Manitouwabing.

8.9.2 The lake which is very shallow (2.0 metres maximum depth) is surrounded predominantly by vacant land, with a seasonal and year-round dwelling.

8.9.3 Water sampling in June of 2009 confirmed high levels of dissolved oxygen surface to bottom. However, the lake is eutrophic based on its high concentration of phosphorus (0.043 milligrams per litre) and low Secchi disc visibility (1.0 metres). Its nitrogen to phosphorus ratio is 17.3, confirming that phosphorus is the critical nutrient that limits algal and aquatic plant growth. There is a substantial amount of macrophyte growth along the shoreline, constituting fish habitat.

8.9.4 Council may support some shoreline development subject to the lot frontage standards set out in the Zoning By-law, and implementation of on-site mitigation measures to reduce phosphorus loadings.

## **8.10 Manitouwabing River**

8.10.1 The Manitouwabing River extends approximately 10.4 kilometres between a wetland between Little Ruebottom Lake and Oliver Lake to Lake Manitouwabing. It occasionally becomes greater than seven metres in depth. It flows into Lake Manitouwabing and drains a number of wetlands in the process.

8.10.2 Historically, Manitouwabing River development took the form of 30 metre and 60 metre lot frontages near the community of Broadbent. The adjacent lands predominantly consist of vacant, seasonal and year-round uses, with occasional farm pastures, and commercial lands interspersed amongst shoreline development and various environmental features.

8.10.3 The river ranges in trophic state from oligotrophic to eutrophic depending on sampling location. Dissolved oxygen concentrations are more uniform, however. Approximately two to three metres from the river bottom conditions become anoxic, which is unusual in a dynamic system. Nearshore fish habitat is very abundant along the entirety of the river; the plants ultimately provide abundant decomposition of material that in turn causes anoxic conditions in the lower depths of the river.

8.10.4 Any future development should aim to preserve fish habitat and alleviate phosphorus inputs through the implementation of appropriate mitigation techniques.

## **8.11 Manson Lake**

- 8.11.1 Manson Lake is located along the northern boundary of the Township of McKellar, and is primarily within the Municipality of Whitestone. Though the lake is relatively large in surface area, only one quarter is within the Township's boundary. The waterfront lands to the south are predominantly vacant, with a large area of pastureland.
- 8.11.2 Manson Lake is contained within a large watershed (1,492 hectares), and is relatively deep (3.7 metre mean depth; 16 metre maximum depth); its water flows from north to south.
- 8.11.3 Existing development on that part of the lake within the Township of McKellar is limited to one farm along its south western shoreline.
- 8.11.4 According to water quality data collected in June of 2009, Manson Lake is eutrophic, with elevated concentrations of phosphorus surface to bottom (0.027 milligrams per litre in surface and 0.022 milligrams per litre at bottom), and a Secchi disc measurement of 2.9 metres. Nutrient enrichment is limited by phosphorus because the nitrogen to phosphorus ratio is <10 (15.1). Dissolved oxygen concentrations gradually decline throughout the water column until 14 metres of depth where anoxic conditions prevail to the lake bottom (16 m). Manson Lake contains limited nearshore fish habitat in relation to the other study lakes. The majority of fish habitat is located along the southwestern shoreline adjacent to the agricultural lands because gradual riparian and in-water slopes result in a large littoral zone, that when combined with an accumulation of organic substrates due to the hydrology of the lake, provide ideal conditions for the growth of aquatic vegetation.
- 8.11.5 The limited shoreline that falls within the Township of McKellar should be developed according to lot frontage standards in accordance with the Zoning By-Law and the implementation of on-site mitigation measures to limit phosphorus inputs.

## **8.12 Mary Jane Lake**

- 8.12.1 Mary Jane Lake is south of Brownley Road and east of Robinson Lake. Its watershed area is 1,356 hectares. The lake is relatively shallow (mean depth of 2.2 metres, maximum depth of 4.5 metres) considering its size. Water flows out of a narrow embayment located in the southwestern portion of the lake.
- 8.12.2 Mary Jane Lake is oligotrophic due to a relatively low surface water phosphorus concentration (0.008 milligrams per litre). Algal and vascular plant growth continues to be limited by phosphorus inputs because of a relatively high nitrogen to phosphorus ratio of 26.9. The water column is well oxygenated except for a one metre interval adjacent to the lake bottom. Water clarity is limited as highlighted by a Secchi disc measurement of 2.4 metres. Nearshore fish habitat features are found within a number of embayments in the lake.

8.12.3 The majority of the shoreline has been developed; there are three or four properties having development potential along the lake's northern shoreline where the lake narrows. Any further development should meet the lot frontage standards set out in the Zoning By-Law. On-site measures to reduce phosphorus loadings need to be implemented to preserve the oligotrophic state of the lake and existing shoreline fish habitat should be preserved.

### **8.13 McEwen Lake**

8.13.1 McEwen Lake is relatively small with an average depth of 3.3 metres and a maximum depth of 5.8 metres. It is located along the eastern side of Highway 124 just north of the Township of McKellar. Water flows in from a wetland located east of the lake and out via a southwestern bay.

8.13.2 According to water chemistry results collected in June of 2009, McEwen Lake is mesotrophic (phosphorus concentration of 0.011 milligrams per litre). A phosphorus concentration of 0.022 milligrams per litre in the bottom waters represents a potential source of phosphorus in addition to run-off and atmospheric inputs. A Secchi disc reading of 3.4 metres indicates relatively high water transparency. Dissolved oxygen drops off one metre from the lake bottom, indicating that the water column is relatively well-oxygenated. Due to an extensive littoral zone and subsequent sunlight penetration throughout the water column, fish habitat in the form of macrophytes is abundant along the northern and western shorelines. A walleye spawning shoal is located at the lake's inflow along the eastern shoreline where additional fish habitat features are also located.

8.13.3 A few residences and a farm take up the entirety of McEwen Lake's shoreline. Any additional residences would result from the severance of current land holdings and would follow lot frontage standards in the Zoning By-Law. As long as on-site mitigation measures are implemented for the reduction of phosphorus, and existing fish habitat maintained, especially the functionality of the walleye spawning grounds, further development could have little impact on McEwen Lake.

### **8.14 McKellar Lake**

8.14.1 McKellar Lake is adjacent to the Village of McKellar. Historically, development took place at small lot standards of 30 metres to 45 metres. There are a large number of cottages and year round homes on the lake. Also, there are two existing business, near the Village and adjacent to Highway 124.

8.14.2 The lake is relatively large, with a mean depth of 4.5 metres. It has a maximum depth of 9.0 metres. It receives inflow from Grey Owl Lake to the north before outputting water through a culvert at the lake's southern end into Lake Manitouwabing.

8.14.3 McKellar Lake was sampled for a variety of water chemistry parameters in June of 2009; additional dissolved oxygen profiling was completed in August of 2009.

The lake is eutrophic because of elevated phosphorus concentrations in surface (0.024 milligrams per litre) and bottom (0.041 milligrams per litre) waters. Dissolved oxygen is sharply stratified by depth. In both June and August, dissolved oxygen declined sharply at five metres and was close to zero from six metres of depth to the lake bottom. These anoxic conditions limit deep water habitat for fish species in McKellar Lake, especially in the late summer and fall. A Secchi disc depth of 3.2 metres indicates moderate water transparency.

8.14.4 Walleye spawning shoals have been identified in McKellar Lake by the Ministry of Natural Resources and Forestry at the inflow of Grey Owl Lake and the outlet in Lake Manitouwabing. Spawning beds for northern pike are located at the northern end of the lake where fish habitat is abundant. Nearshore fish habitat features are also found in a number of embayments around McKellar Lake.

8.14.5 Due to high surface water phosphorus concentrations and low dissolved oxygen in bottom waters, any development on McKellar Lake should be in accordance with the Zoning By-Law lot frontage standards and include phosphorus mitigation measures. Fish habitat features should also be maintained, especially the spawning beds located in the northern section of the lake.

## **8.15 Middle River**

8.15.1 Middle River is very shallow (maximum depth of 2.0 metres).

8.15.2 There is heavy residential development (seasonal cottages and year-round dwellings) along the river's eastern shoreline, having historical frontages of 30 metres. In contrast, the western shoreline is characterized by low development, being predominantly vacant large lots.

8.15.3 Middle River is approximately 2.5 kilometres long where it stretches between Lake Manitouwabing and the Veterans' Memorial Bridge. Water drains into the Middle River from an extensive wetland to the north and flows into Lake Manitouwabing.

8.15.4 The Middle River is eutrophic (phosphorus – 0.034 milligrams per litre) as a result of nutrient rich water inputs from the adjacent wetlands. Dissolved oxygen decreases throughout the limited water column, and the Secchi disc depth is low (1.9 metres). Pike spawning beds are located along the northern shoreline of the river and other nearshore habitat features are abundant because of limited water depths and organic substrates.

8.15.5 Given the high density of existing development on the eastern shoreline of Middle River, no future lot creation will be supported along this eastern stretch of shoreline.

8.15.6 Lot frontages as found in the Zoning By-Law, phosphorus mitigation techniques, and the preservation of fish habitat, may allow for limited infill development on the

western shoreline of Middle River and ensure that the water quality of downstream lakes, such as Lake Manitouwabing, is not negatively impacted.

## **8.16 Moffat Lake**

8.16.1 Moffat Lake is narrow, stretching 2.5 kilometres in length. The lake's alignment is north to south, located east of Balsam Road. The lakeshore is characterized by low to moderate development, predominantly lots having large frontages.

8.16.2 There is intense development along Squaw Lake Road, consisting of historical 30 metre frontages. The remainder of the shoreline consists either of vacant lots or large seasonal vacant lots.

8.16.3 Moffat Lake is relatively shallow (mean depth of 2.7 metres); its maximum depth is 6.0 metres. Water enters the lake at its northern end from Squaw Falls and drains into a series of wetlands adjacent to the southern shoreline.

8.16.4 Two sites were sampled in June of 2009, in Moffat Lake, Station A in the south and Station B in the north. The lake is enriched with phosphorus (Station A – 0.050 milligrams per litre, Station B – 0.030 milligrams per litre) and is eutrophic. Dissolved oxygen declines sharply at three metres in depth and Secchi disc depths ranged from 2.0 metres to 2.9 metres. Walleye spawning grounds prevail where the Squaw Rapids enter Moffat Lake. Nearshore fish habitat features are abundant, especially within the two embayments along the western shoreline.

8.16.5 The northern half of the lake is heavily developed, while shoreline development is limited on its southern half by low-lying topography. A summer camp is located along the southeastern shoreline. Moffat Lake is highly enriched with phosphorus and contains low dissolved oxygen values below three metres in depth. Any further development should follow lot frontage standards in the Zoning By-Law, including phosphorus mitigation measures and minimal impacts to fish habitat.

## **8.17 Oliver Lake**

8.17.1 Oliver Lake is surrounded by Crown Lands to the north, south and west, and vacant lands to the east.

8.17.2 Oliver Lake is moderately sized and is relatively undisturbed. It has a mean depth of 6.6 metres and a maximum depth of 16 metres. It receives flows from the north and drains into a series of wetlands to the south.

8.17.3 The lake is oligotrophic (phosphorus – 0.003 milligrams per litre) and has relatively high water clarity (Secchi disc depth – 4.3 metres), based on sampling undertaken in June of 2009. Dissolved oxygen declines incrementally at six metres; but, its supply is never completely diminished between six metres and bottom. Nearshore fish habitat features are scattered around the lake's shoreline, with the greatest accumulations found around its northern inflow and southern outflow.

8.17.4 Oliver Lakes contains one seasonal dwelling; as a result, the lake is near-pristine. The character of the shoreline and state of water quality must be maintained if future development occurs. The lot frontages defined in the Zoning By-Law, combined with phosphorus mitigation measures and the protection of fish habitat, would ensure that its intrinsic qualities will be maintained.

## **8.18 Robinson Lake**

8.18.1 Robinson Lake is connected to Lake Manitouwabing via the Middle River. It has a maximum depth of approximately 15 metres. Water flows from the east through Robinson Lake into the Middle River and subsequently southwards into Lake Manitouwabing.

8.18.2 The northern and southern shorelines of the lake vary in density, consisting of both seasonal and year-round dwellings. Its shoreline has been completely developed; there can be no further lot creation. However, there are a limited number of vacant lots on the lake.

8.18.3 Because Robinson Lake is heavily developed, there is no capability to support any new commercial uses or new public accesses.

8.18.4 According to water quality sampling in June of 2009, Robinson Lake contains very low phosphorus concentrations (0.003 milligrams per litre). Dissolved oxygen is found throughout the water column, although it diminishes with depth, while water clarity is relatively low (Secchi disc depth – 2.0 metres). Nearshore fish habitat is sparse, limited to an eastern bay and two southern bays.

8.18.5 Any development of vacant lots or re-development should incorporate phosphorus mitigation measures and avoid fish habitat features. As well, infill of vacant lots will be subject to site plan control.

## **8.19 Ryan Lake**

8.19.1 Ryan Lake is a small, spring fed lake that is located off Balsam Road. It flows into Stewart Lake and is surrounded predominantly by commercial and vacant lands. Currently, the lake is isolated, with no public access.

8.19.2 The lake's maximum depth is 6.0 metres; its mean depth is 2.5 metres. It receives inflow from a stream in the north and empties through a creek into Stewart Lake.

8.19.3 Ryan Lake contains surface phosphorus concentrations of 0.019 milligrams per litre, resulting in a mesotrophic classification. However, a phosphorus concentration of 0.039 milligrams per litre in bottom waters, combined with anoxic or oxygen-poor conditions from four to six metres, likely provides an additional source of phosphorus into Ryan Lake. The Ministry of Natural Resources and Forestry determined that walleye spawn around the inflowing creek mouth along the northern shoreline. Nearshore fish habitat is also abundant around this area in addition to localized features located around the western outflow and along the southern shoreline.

8.19.4 Phosphorus mitigation measures should be implemented to avoid any increases in phosphorus concentrations and subsequent depletions in dissolved oxygen values.

8.19.5 The tourist commercial business on Ryan Lake may be permitted limited expansion, subject to restrictions set out in the Zoning By-law.

8.19.6 Commercial expansion will be subject to site plan control.

## **8.20 Shanty Lake**

8.20.1 Shanty Lake is located in an isolated area within the C87 Conservation Reserve in the southeast portion of the Township of McKellar. The lake is completely surrounded by Crown Lands. The Township supports the preservation of the adjoining lands of this lake as Crown land.

8.20.2 The Township supports the Provincial Land Use Strategy respecting the Crown Lands adjacent to Shanty Lake.

## **8.21 Stewart Lake**

8.21.1 Stewart Lake has a maximum depth of 3.0 metres, and a mean depth of 2.5 metres. Water enters its northern basin from Ryan Lake and flows into a wetland adjacent to the western shoreline that ultimately empties into McEwen Lake.

8.21.2 The eastern shoreline of the lake is predominantly developed into seasonal and year-round dwellings. Its western half consists of vacant land.

8.21.3 There is an existing tourist commercial establishment on the eastern shore of the lake.

8.21.4 Stewart Lake is classified as eutrophic with a phosphorus concentration of 0.023 milligrams per litre. The lake is spring fed, and as a result dissolved oxygen is found in high concentrations throughout the water column, while its Secchi disc depth is 3.0 metres. The high dissolved oxygen concentrations and water clarity combine to provide ideal conditions for aquatic vegetation growth throughout much of the lake. Abundant fish habitat features have resulted from the conditions stated above. Macrophytes are well-developed throughout much of the lake's northern basin and within the southeastern and southwestern basins within the main waterbody.

8.21.5 Any new development on Stewart Lake should maintain fish habitat, implement phosphorus mitigation measures and follow lot frontage standards defined in the Zoning By-Law.

## **9.0 ENVIRONMENTALLY SENSITIVE LANDS**

## **9.1 Environmentally Sensitive Lands**

9.1.1 Land designated as Environmentally Sensitive on Schedule "A" are lands that consist of wetlands, identifiable flood plain areas, areas with poor drainage, areas designated for resource conservation and lands in waters that have been identified as important wildlife habitat. Permitted uses in these areas will include agriculture, aquaculture, forestry, wildlife management areas, parks and other outdoor recreational uses where limited structural development is to occur.

Structural development including docks, would generally be inappropriate within the wetlands identified on Schedule "A". However, any lands designated Environmentally Sensitive due to a flooding hazard, may be eligible for dock or boathouse construction subject to approval of the relevant government agency.

9.1.2 The boundaries of the areas designated as Environmentally Sensitive on Schedule "A" are intended to represent the actual extent of any environmental constraint and have been primarily determined through the use of aerial photographs and some field inspections. The boundary of these designations should be considered as guidelines and used in connection with the preparation of any implementing zoning by-law. However, an amendment to this Plan to modify the boundary of the Environmentally Sensitive area may not be required. An amendment to the zoning by-law may be required. Additional non-development areas will be identified in the implementing zoning by-law on further review.

9.1.3 Notwithstanding the above policies relating to the prohibition of docks in areas identified as Environmentally Sensitive on Schedule "A", it may be inappropriate to zone developed shoreline into large areas restricting dock construction where such structures already exist. New dock construction in these areas will be required to obtain all the necessary approvals from the relevant government agency.

## **9.2 Flood Plain Management**

9.2.1 It is the policy of this Plan that new structural development will not be permitted in flood susceptible areas.

9.2.2 For the purposes of this Plan, flood plains are defined as those lands which are susceptible to flooding during the regulatory flood. In the Township of McKellar, the regulatory flood is the higher of:

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

9.2.3 Flood Plains may be designated on Schedule "A" or included in the

Environmentally Sensitive land use category.

- 9.2.4 Permitted uses within the Flood Plain will be restricted to small non-habitable structures associated with relevant waterfront uses including docks, boathouses, saunas or water pump facilities or other uses compatible with flood plain management areas. Structures or works that are necessary for flood or erosion control will also be permitted. Filling and major landscape alterations are not permitted within flood plain areas.
- 9.2.5 There is currently no engineering flood plain mapping available for the Township of McKellar. Marginal refinements to flood plain boundaries may be made without an amendment to the Official Plan and the adjoining land use policy will apply provided that the refinements are in keeping with the intent of the Flood Plain Protection policies subject to Council and Ministry of Natural Resource and Forestry approval and that a zoning by-law amendment is obtained.
- 9.2.6 If engineered flood plain mapping should become available, the Council of the Township of McKellar will amend the Official Plan to incorporate such mapping.
- 9.2.7 There may be circumstances where new development may be considered within or near designated flood plains, or other areas potentially subject to flooding. An applicant for new development within an identified flood plain will be required to obtain detailed engineering information to determine the level and extent of the regulatory flood on all inter-related areas of flood plain, and the potential, if any, for development to safely occur without impacts on other properties.
- 9.2.8 The expansion of existing non-conforming uses will be prohibited within identified flood plains.
- 9.2.9 Implementing zoning by-laws will zone flood plain lands in a zoning category that restricts development to those uses that are permitted within an identified flood plain.

## **10.0 COMMUNITY IMPROVEMENT POLICIES**

### **10.1 Goal**

It is the goal of the Township of McKellar to maintain and improve the physical living environment in the Municipality.

### **10.2 Objective**

The objectives of the Township of McKellar are to:

- (a) upgrade the present municipal services, utilities and facilities throughout the municipality;
- (b) encourage the upgrading of existing private properties;
- (c) undertake a program of physical improvements which are fiscally

responsible;

- (d) expand upon the number of services and facilities available in the municipality;
- (e) encourage the expansion of commercial enterprises in the Municipality to improve the availability of local services and to improve the local economy; and
- (f) upgrade the public and private services provided at the waterfront to increase the appearance and level of services offered to both Township visitors and residents.

### **10.3 Improvement Criteria**

To achieve the community improvement objectives of this Plan, improvements will be identified based on one or more of the following criteria:

- (a) the deficiencies or inadequacies of recreational services and facilities;
- (b) street conditions;
- (c) the inadequacy of local electric power facilities;
- (d) absence of street lighting;
- (e) land use conflicts;
- (f) improved waterfront facilities;
- (g) the physical condition and age of buildings and structures;
- (h) need for increased fire protection services; and
- (i) proposed commercial developments.

### **10.4 Phasing**

The Council of the Township of McKellar has identified needed or desired improvements to the present services and facilities in the Township. A system of phased improvements will be identified to recognize priorities and fiscal constraints in the municipality.

### **10.5 Community Improvement Area**

The whole of the Township of McKellar will henceforth be known as the Township of McKellar Community Improvement Area.

### **10.6 Implementation**

In order to implement the McKellar Community Improvement policies, the following activities and programs may be employed (but not limited to):

- (a) using Section 28 of the Planning Act;
- (b) enforcing Section 20 - Property Standards Policies, through a property standards by-law;

- (c) supporting the Township residents in rehabilitation programs;
- (d) participating in provincial and federal redevelopment programs;
- (e) petitioning the relevant provincial agencies to apply for special assistance for new recreational facilities;
- (f) encouraging and supporting new development, particularly commercial development;
- (g) participating in any local improvements which support the community improvement objectives;
- (h) co-operating with local service clubs and organizations to undertake local improvements;
- (i) selling redundant municipal land including shore road allowance, which funds may be applied to community improvements subject to the requirements of the Municipal Act; and
- (j) applying surplus municipal reserve funds towards an eligible community improvement project.

10.7 Council shall ensure that community improvement plans and programs encourage the preservation, rehabilitation, renewal and reuse of heritage resources.

## **11.0 PROPERTY STANDARDS POLICIES**

11.1 Council may enact by-laws prescribing the minimum standards of maintenance and occupancy of all types of property and their enforcement. To protect the amenities of the natural environment and existing and future development, a Property Standards By-law will contain requirements with respect to:

- (a) garbage disposal;
- (b) pest prevention;
- (c) structural maintenance of buildings;
- (d) building safety;
- (e) cleanliness of buildings;
- (f) plumbing, heating and electricity (where applicable);
- (g) keeping lands and particularly waterfront properties free from rubbish, debris, abandoned vehicles, trailers, boats or materials;
- (h) maintaining yards, lands, parking and storage areas;
- (i) maintaining fences, accessory buildings and signs; and
- (j) occupancy standards.

11.2 The Township may appoint a Property Standards Officer, who will be responsible for administering and enforcing the Property Standards By-law. Information concerning substandard housing conditions, overuse of existing buildings, neglected yards and other problems will also be collected by inspectors and other

personnel in the Municipality.

- 11.3 The Township may appoint a Property Standards Committee as provided for in the Building Code Act for the purpose of hearing appeals against an order of the Property Standards Officer. It is intended that a close liaison will be maintained between the Property Standards Committee, the Property Standards Officer and Council to ensure effective administration of the By-law.
- 11.4 Without sacrificing in any way the long term objective of the Property Standards policy, it is the policy of this Plan that the Property Standards By-law may be administered at all times to assist the citizens of the Township who have low or fixed incomes. Orders issued by the Property Standards Officer under the By-law will clearly be in the public interest.
- 11.5 As an integral part of this Property Standards policy, Council will support continued participation in any available home rehabilitation programmes to afford its residents the greatest opportunity possible to comply with property standards.
- 11.6 Property Maintenance and Occupancy Standards By-law provisions will be utilized wherever possible for the protection of cultural heritage resources. Council shall ensure that the application of this by-law is not detrimental to the conservation of cultural heritage resources. Council may also amend this by-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the Ontario Heritage Act.

## **12.0 IMPLEMENTATION**

### **12.1 Accessory Uses**

Wherever a use is permitted in the land use policy in this Plan, it is intended that any uses, buildings or structures normally incidental, ancillary, accessory and subordinate to the principal permitted use will also be permitted within that policy provision unless such a use would contravene any policy of this Plan.

### **12.2 Boundaries**

The boundaries illustrated on Schedule "A" - Land Use Plan are to be considered as approximate only. Amendments to the policy categories will not be required for minor interpretations of boundary locations shown on Schedule "A".

### **12.3 Numerical Interpretation**

Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the spirit and intent of the policy is maintained minor adjustments to these figures up or down may be considered.

### **12.4 Deeming By-laws**

There are several older registered plans of subdivision located within the

Township of McKellar. Some of these registered plans contain lots that do not or can not meet minimal standards for construction purposes. The Municipality may exercise its authority to deem such subdivisions or parts thereof not to be considered as registered plans under the Planning Act.

## **12.5 Site Plan Control**

All development may be subject to the provisions of Section 41 - The Site Plan Control Requirements under the Planning Act. Commercial, industrial and institutional uses may be designated as site plan control areas by by-law of the Municipality in accordance with the requirements of Section 41 of the Planning Act. The whole of the Township of McKellar is a proposed site plan control area.

## **12.6 References to Legislation**

Where any Act or portion of an Act is referred to in this Plan, such reference shall be interpreted to refer to any subsequent renumbering of sections in the Act and/or changes in the date of the Act.

## **12.7 Special Exceptions For Existing Uses**

Where there are existing building and structures or uses on a lot proposed to be divided, the Municipality may make an exception to the minimum standards for the retained or severed parcel subject to the passage of an amending zoning by-law or a minor variance being obtained.

## **12.8 Holding Provisions**

12.8.1 Section 36 of the Planning Act, 1983 provides for the use of the holding symbol "H" in conjunction with any land use zone found within the implementing zoning by-law.

12.8.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place. The objectives and use of this symbol are set out herein.

12.8.3 Generally, the holding symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:

- (a) development or redevelopment is to be phased; or
- (b) development or redevelopment requires the provision of water, sewer or other services, for which the necessary approvals have been obtained and/or capacity has been committed; or
- (c) the implementation of policies requires special design features.

12.8.4 Generally, the holding symbol should be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major township roads.

12.8.5 In accordance with Section 35 of the Planning Act, the Zoning By-law implementing this Plan will identify lands subject to holding provisions by the inclusion of a "H" suffix to the zone symbol.

12.8.6 The zoning by-law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.

12.8.7 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:

- (a) extensions for services are approved by the appropriate authority;
- (b) site plans are approved in the case of commercial and industrial development;
- (c) approvals are received from the Ministries of Natural Resources and Environment where applicable; and
- (d) the objectives of the Official Plan including development criteria are met.

**12.9 Outside Services**

The Council of the Township of McKellar may require professional services in connection with the review of any application to develop lands and these services will be retained by the Municipality at the expense of the developer to review such issues as are deemed necessary for a proper decision or recommendation in regard to any application.

**12.10 Minor Technical Amendments**

Council by resolution may forego public notification and public meeting(s) 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 will be restricted to the following matters:

- a) altering the numbering and location of text, schedules and maps;
- b) altering punctuation or language to obtain a uniform mode of expression;
- c) correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;
- d) inserting historical footnotes or similar annotations to indicate the original and approval of each provision;
- e) consolidating amendments;
- f) transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new geographical information system maps or other maps which might be prepared in conjunction with a specific study; and

- g) adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

### **13.0 FIVE YEAR CAPITAL FORECAST**

Council in consultation with the department of the Clerk Administrator and Treasurer together with any outside assistance will establish a five year capital forecast that does not contravene the policies contained in this Official Plan. This five year capital forecast program may be included as a Schedule to this Official Plan.

### **14.0 DEFINITIONS**

- 14.1 **Tourist Commercial:** means those uses associated with the touring or vacationing public along the shoreline of recreational waterbodies including accommodation, restaurants, marinas, lodges, fishing camps, snowmobile sales and service, tent and trailer parks and those retail or service businesses catering to the needs of the lakefront community.

Tourist commercial uses include all of those uses specifically defined and permitted in the implementing zoning by-law for the Tourist Commercial Zone.

- 14.2 **Development**

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under The Planning Act.

- 14.3 **Existing**

When used in reference to a land use includes all uses that are identified as permitted within the provisions of the implementing zoning by-law, including as-of-right uses.

- 14.4 **Tourist Establishment**

Tourist Establishment includes buildings, structures or uses operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, and includes lodges, rental cottages, trailer parks, a camping establishment, a hotel, a motel, and other similar uses, for the Township of McKellar. Tourist Commercial Establishments may include multiple dwelling unit developments and multiple dwelling development uses.

- 14.5 **Condominium**

Condominium shall mean a lot on which each individual unit is held in separate interest and all floor space, facilities, outdoor areas and other such areas used in common by all tenants are the interest of, administered and maintained by a

corporation created to the provisions of the Condominium Act, common element condominiums, phased condominiums and vacant land condominiums.

#### **14.6 Use, New**

Use, New shall mean any use that goes beyond those existing general commercial establishment uses and their identified permitted as-of-right uses, existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature..

### **15.0 SPECIAL POLICY PROVISIONS**

#### **15.1 Lands comprising Part of Plan 42R-5877 (Little application)**

Notwithstanding the restriction respecting the maximum number of lots that may be created by consent pursuant to Section 5.10.3 of the Official Plan of the Township of McKellar, Council may pass a site specific implementing zoning by-law to permit, on the lands outlined on Schedule "B" and "C", attached to and forming part of this amendment:

- (1) The creation of no more than four (4) water access only lots on the lands outlined as Area 'A' and more particularly described as Part 4 of Plan 42R-5877,
- (2) The creation of a private road access and landing area within the lands outlined as Area 'B' and more particularly described as Part of Part 1 of Plan 42R-5877, to be set aside for the exclusive use of the water access only lots permitted within Area 'A', and
- (3) The creation of a private parking area within the lands outlined as Area 'B' capable of parking a minimum of (eight) 8 vehicles and 4 trailers to be set aside for the exclusive use of the owners of the water access lots permitted within Area 'A', and more particularly described as Part of Part 1 Plan 42R-5877, provided:
  - (a) Lot 1, as outlined on Schedule "B", comprising a Part of Part 4, Plan 42R-5877, shall have a minimum lot area of 2.0 hectares.
  - (b) Lot 2, as outlined on Schedule "B", comprising a Part of Part 4, Plan 42R-5877, shall have a minimum lot area of 4.0 hectares.
  - (c) Lot 3, as outlined on Schedule "B", comprising a Part of Part 4, Plan 42R-5877, shall have a minimum lot area of 2.4 hectares.
  - (d) Lot 4, as outlined on Schedule "B", comprising a Part of Part 4, Plan 42R-5877, shall have a minimum lot area of 2.5 hectares.

- (e) The flooded lands, being Part of Part 2 and Parts 3 and 5 of Plan 42R-5877, shown in cross-hatching on Schedule "B" attached hereto shall be:
- (i) conveyed to a public authority, willing to accept title to same, within 90 days of the approval of this Amendment in accordance with Council Resolution 01-210, dated October 15, 2001 or, failing which
  - (ii) conveyed to the abutting owners of Lots 1 through 4, respectively.
- (f) A private road having a maximum width of 8 metres is provided within Area 'B' permitting access to a private boat landing area and private docking facility also to be located within Area 'B';
- (g) The private boat landing area and private docking facility permitted within Area 'B' shall be for the exclusive use of the Lots created within Area 'A' and shall be in a location and of a size to be more specifically defined in the implementing zoning by-law and in no case shall the private docking facility exceed 2 docks and 12 square metres each;
- (h) A parking area not to exceed 600 square metres in area shall be set aside (within Area 'B') for the provision of parking in accordance with the zoning by-Law;
- (i) The implementing zoning by-law shall also require:
- (i) That the use of Lots 1 to 4 inclusive shall be restricted to one single detached dwelling per lot, together with accessory buildings and structures, as defined in and permitted by the zoning by-law,
  - (ii) That, in order to protect deer habitat, the minimum setback requirement from the high-water mark for all main buildings and structures be 30 metres, excluding docks, for Lots 1, 2 and 3. The minimum setback for Lot 4 is 30 metres, excluding docks, on the southeast and south shores and a minimum of 10 metres on the north western shore.
  - (iii) That, in order to protect deer habitat, tree clearing within 30 metres of the shoreline will be limited to areas required for pathways and docks and have a maximum width of 4 metres.
  - (iv) That, in accordance with the recommendations set out in the Natural Heritage Reference Manual of the Ontario Ministry of Natural Resources and Forestry, June 1999, no buildings or structures, including docks, shall be permitted within critical fish habitat areas (formerly Type 1) as identified on the most recent mapping provided by the Ministry of Natural Resources and Forestry or the Department of Fisheries and Oceans,
  - (v) That, in accordance with the recommendations set out in the Natural Heritage Reference Manual of the Ontario Ministry of Natural Resources and Forestry, June 1999, the minimum setback for all buildings and structures, including docks, from areas identified as critical fish habitat

areas (formerly Type 1) as outlined on the most recent mapping provided by the Ministry of Natural Resources and Forestry or the Department of Fisheries and Oceans will be 30 metres,

- (vi) That the areas within which no docks are permitted shall be specified in the implementing zoning by-law and be in accordance with Schedule "C". The total docking facility for each lot will not exceed 37 square metres.

## 15.2 **Affected Lands**

The lands that are the subject to this special policy include Part of Lot 25, Concession 8 fronting the Middle River and Lake Manitouwabing. These lands are identified on the Land Use Plan – Schedule "A".

### **Permitted Uses**

The lands subject to Official Plan Amendment No. 6 shall be permitted to develop into a maximum of four seasonal residential dwellings and each lot shall be a minimum of 1.0 ha in size and have frontage of 120 metres. These lands will be used for single detached dwellings and permitted accessory buildings and structures.

### **Extension of Unassumed Road**

Notwithstanding the policy limits in Section 5.8.2.2 of the Official Plan regarding new access to newly created lots, the subject lands may be accessed by the unassumed road allowance and associated rights of way south of Fox Farm Road.

### **Road Agreement**

The extension of the unassumed road allowance and associated rights of way south of Fox Farm Road to access to the subject lands will require that the land owners and users of the road enter into an agreement with the Township with a notice registered on title to:

- (a) identify the affected lands;
- (b) indemnify the Township for any and all responsibility for any maintenance of and the use of this road; and
- (c) indemnify the Township for any use of the road and alleged failure to provide emergency services.