

Township of Stone Mills

Draft Official Plan – June 2009

Planning Process

- Pre-Consultation with Province
- Review of agricultural designation with farming community and OMAFRA
- Preparation of Community Profile (Background document)
- Preparation and review of Draft Official Plan with Council/Committee and Province
- Public Consultation
- Revisions and adoption
- Provincial approval

Key Objectives

- Plan for population of 8,000-9,000 to 2020
- Manage natural resources to support economic base
- Provide for orderly well-planned development with a focus on Hamlets
- Protect and conserve the natural environment
- Conserve the community's heritage
- Promote energy efficiency
- Encourage economic development

Growth Management Strategy

- Direct most development to Hamlets while providing opportunities for rural development provided it does not conflict with resource activities

The Role of Hamlets

- Settlements areas for mix of uses:
 - Full range of residential dwelling types
 - Retail and service commercial uses
 - Light industrial uses
 - Institutional uses, parks, playgrounds, trails
- Layout and densities where sustainable by water and sewer services, roads and community services

Hamlets – Development Criteria

- Minimum 0.8 ha [2 ac.] lot sizes (up from 1 ac)
- Development on private services (wells & septics)
- Lot sizes determined/ varied only through hydrogeological assessment and terrain analysis (i.e. Soil depth, slope, groundwater vulnerability, nutrient loading, well interference)

Hamlets – Development Criteria

- Development by plan of subdivision and by consent (up to 3 lots + retained)
- Intensification encouraged
- Develop identifiable & healthy downtowns (mixed uses)
- Promote healthy and active communities which are accessible to disabled and link trails and open spaces

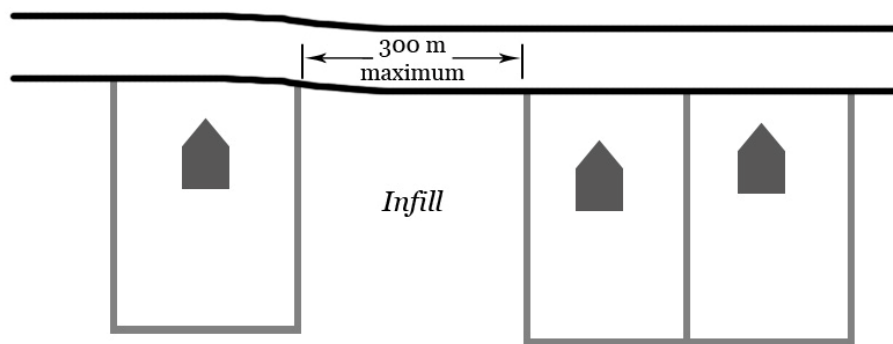
Role of the Rural Area

- Primary role for the management or use of resources and resource-based recreational activities
- Provide for rural residential development (permanent and seasonal) uses which can be sustained by rural service levels (water and sewage, roads, waste disposal)

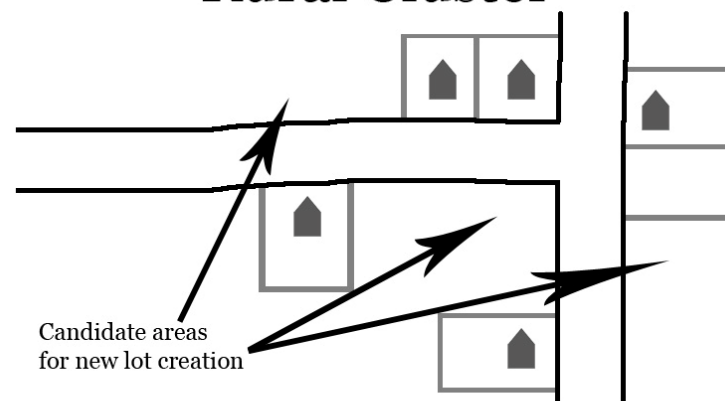
Rural Area Development Criteria

- Housing limited to single detached but may include an apartment-in-a-house
- Development on private services (wells & septics)
- Sustainable lot area (water and sewage disposal). Minimum lot area 0.8 ha [2 ac.] 9up from 0.4 ha [1 ac.].
- Lot creation directed to rural infill or rural clusters.
Consents limited to 2 lots per holding

Rural Infill

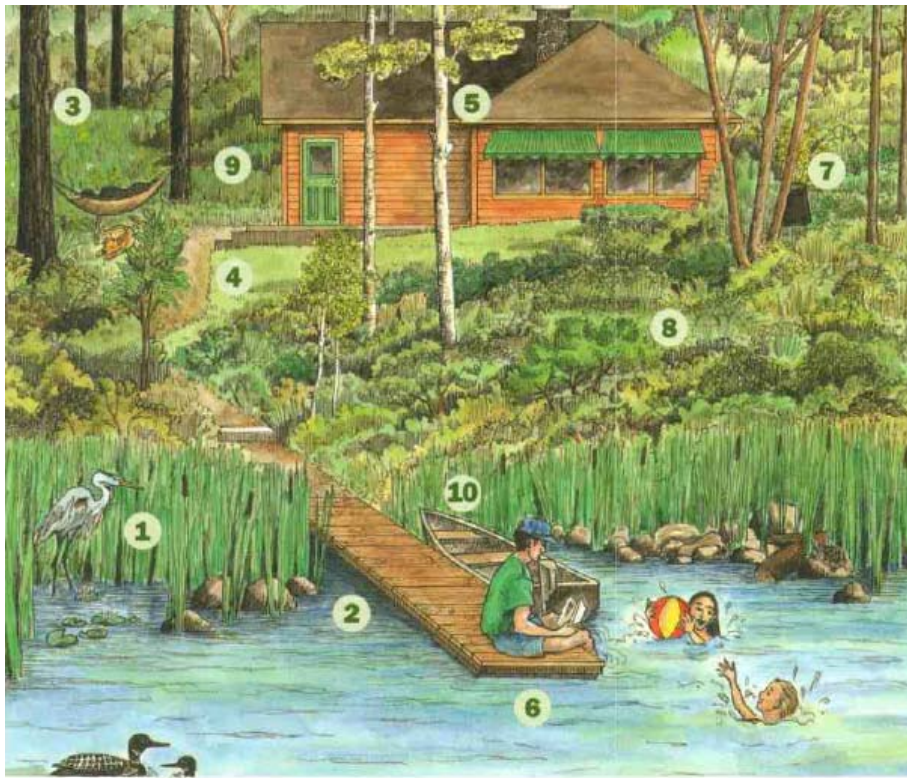


Rural Cluster



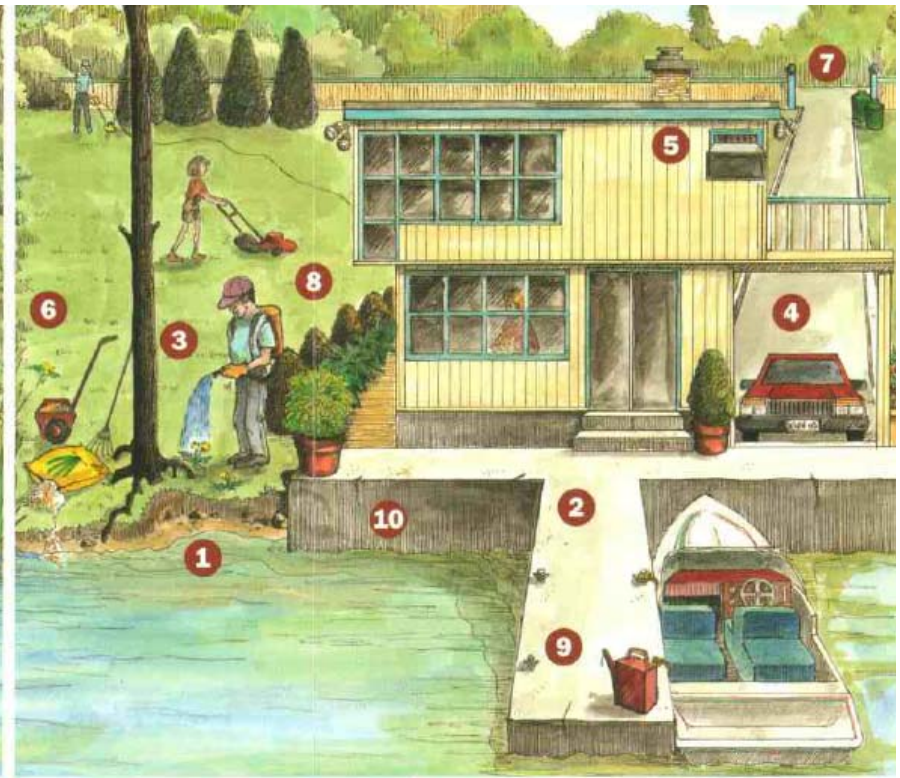
Seasonal Development

- Permitted on lakes and rivers
- Beaver Lake, Inglesby (White) Lake, Varty Lake – development on lots of record only
- Public road frontage or roads built to prescribed standard and dedicated to Township but maintained by a private road maintenance agreement
- Conserve shoreline in natural state



Let's Enjoy

1. Natural shoreline — great wildlife habitat.
2. Small floating dock — low impact on "ribbon of life."
3. Septic system far from the shore — reduces water pollution.
4. Narrow, gravelled footpath — less chance of erosion.
5. Trimmed trees and adjustable awnings — natural air conditioning with view maintained.
6. Work less — relax more!
7. Kitchen compost — improves your soil's quality.
8. Low-maintenance native plants — provide shoreline buffer.
9. Building — set back from shore and in character with setting.
10. Well-maintained motor — electric, or modern 4-stroke outboard, operated with low wake near shore.



Let's Talk

1. Bare shoreline — subject to erosion.
2. Solid dock — destroys wildlife habitat, alters currents, causes erosion elsewhere.
3. Fertilizer spills and chemical run-off from lawn — damage water quality.
4. Paved lane — pollution-laden runoff flows to water.
5. No shade trees — overworked air conditioner adds to electric bill.
6. Removal of natural vegetation — more work for you and more runoff.
7. Collecting lawn clippings — deprives soil of nutrients.
8. Ornamental shrubs — require chemicals and extra work.
9. Poor fuel management — spills are deadly.
10. Hardened shoreline — eliminates "natural filter," degrades water quality, and blocks wildlife access.



Conversion of Seasonal Dwellings

- Retrofit or replace sewage disposal system
- Relocate buildings to required setbacks and outside of flood plain
- Compliance with Building Code
- Location on a public road only
- Lake must have capacity to sustain development

Estate Residential Development

- Permitted in rural area
- Limited to 5-6 lots in a cluster design (plan of subdivision)
- Design to integrate into landscape
- 0.8 ha [2 ac.] with 61 m frontage
- Sustainable water and sewage disposal system

Agricultural

- Reclassification of substantial areas from agricultural to Rural
- Agricultural designation applies to prime Agricultural area near Moscow
- Scope of land uses permitted include agriculture, agriculture-related uses and secondary uses

Agricultural

- Severances permitted for agricultural uses with minimum lot area of 38 ha [94 ac.]
- Severance for a residential surplus to a farming operation is also permitted
- Agricultural uses also permitted in the Rural Area
- Minimum distance formulae apply throughout municipality to livestock operations

Industrial/Commercial Uses

- Business park west of Strathcona is primary focus for industrial uses
- Industrial uses to be compatible with surrounding land uses using MOE guidelines
- Lot area and servicing to be tailored to use
- Commercial uses permitted in hamlets, and in rural area where related to rural economy

Industrial/Commercial Uses

- Resort commercial (lodges, campgrounds) permitted by amendment to Plan where compatible with surrounding uses and suited to the topographic and natural features of the area

Open Space Uses

- Healthy active community promoted through provision of parks, open space and trail systems in the Township
- Design of open space uses to consider needs of those with physical and other disabilities
- Public access to water also a principle

Mineral Aggregates

- Plan recognizes both surficial and bedrock aggregate resources
- Any new or expanding operations are subject to MNR licensing under Aggregate Resources Act and an amendment to the Plan
- Land use compatibility and impact on water resources are principles to be considered in evaluating applications

Mineral Resources

- Areas of moderate to high mineral potential area identified
- Priority to be given to protecting access to mineral resources over other development
- Applications for development to be evaluated through consultation with Ministry of Northern Development and Mines

Natural Heritage Features

- Significant wetlands, wildlife and fish habitat, areas of natural and scientific interest, endangered and threatened species and species at risk to be protected for their ecological value
- Salmon River identified as an important natural heritage feature

Natural Heritage Features

- Impact Assessment (IA) required for development on adjacent lands to a natural heritage feature to assess impacts of development mitigation and monitoring measures where necessary
- 30 m natural buffer to be retained/restored along Salmon River
- Conservation of woodland areas promoted

Cultural Heritage Resources

- Includes buildings and sites of architectural and/or historic value and archaeological sites
- Intent is to protect or conserve resources as part of heritage (legacy) of Township
- Buildings may be designated under *Ontario Heritage Act* at request of owner and Township may establish a Heritage Conservation District

Cultural Heritage Resources

- Areas of archaeological potential subject to assessment prior to approval of development
- Development adjacent to a protected heritage site also subject to evaluation

Hazards

- Development to be directed away from lands subject to flooding, and hazardous sites (i.e. steep slopes, organic soils)
- Contaminated properties to be rehabilitated prior to redevelopment
- Development to be directed away from a mine hazard and/or site to be rehabilitated

Other Policies

- Home based businesses to be encouraged
- Garden suites and group homes permitted
- Alternative and renewable energy projects encouraged
subject to new Green Energy Act

Planning Tool Kit

- Community improvement may be used to repair, restore, upgrade community infrastructure and to encourage/require retrofitting of building stock (e.g. restoration of commercial facades, repair of building stock)
- Zoning by-law – governs land use activities (lot area, setbacks, parking etc). By-law to be updated

Planning Tool Kit

- Temporary use By-law – governs temporary uses such as garden suites
- Holding zones may be used to impose conditions on development (e.g. Clean-up of contaminated sites)
- Site Plan Control – governs details of development on individual properties

Planning Tool Kit

- Land Division – subdivisions preferred method in Hamlets. Consents preferred in rural area.
- Criteria for consents: maximum of 2 consents (excluding retained lot) permitted for lots of record as of November 23, 1992)
- Minimum lot area increased to 0.8 ha [2 ac.]
- Lots must be self sustaining (water/sewage) and provision to be made for regular pump-outs

Where to from here?

- Revisions based on public input
- Final review by province
- Adoption of Plan by Council
- Provincial approval
- Appeals dealt with by OMB, but intent is to resolve concerns locally wherever possible