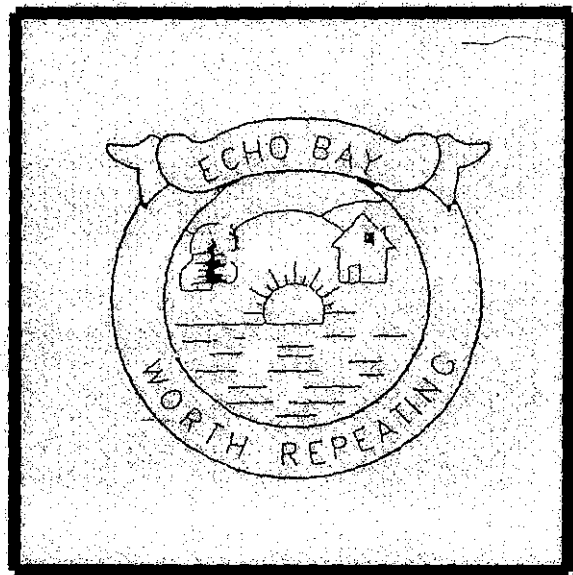


Township
Of
MACDONALD, MEREDITH
And
ABERDEEN ADDITIONAL

OFFICIAL PLAN



Prepared By; Jerry Dolcetti and Associates
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PART ONE: BASIS OF THE PLAN

1.1 BACKGROUND

The Township of Macdonald, Meredith and Aberdeen Additional was defined as the Echo Bay Planning Area in 1967 in recognition of the problems which could arise from uncontrolled growth within the Municipality. Since that time the Township has worked towards the development of an Official Plan.

As a result of the 1983 Planning Act the Echo Bay Planning Area was dissolved however, the Official Plan remained in effect as the Official Plan for the Township of Macdonald, Meredith and Aberdeen Additional. Over the years since the original approval, this document has been amended a number of times including Amendment No. 16 which revised and updated Schedule "A", the Land Use Map and Part Two, the "Policies for Land Use".

The 1991 document follows from the principles that the Planning Board has learned in its history of work towards a Plan and Council's subsequent experience with that Plan. The Plan is intended to allow the Municipality to guide expected development within the Municipality so that a financially and socially viable community results.

This document reflects the current provincial policy environment, which is policy-led through matters of provincial interest articulated in the Planning Act, and further identified in the Provincial Policy Statement, 1997. This plan incorporates recent and relevant approaches to good planning as outlined in various technical

documents produced by the provincial ministries which have an interest in land-use planning. This document is to be used by the approval authorities in carrying out their responsibilities under the Planning Act.

1.2 CONCEPT

The Township of Macdonald, Meredith and Aberdeen Additional was incorporated in 1899, having been surrendered from Indian Lands by an 1854 treaty. The community grew because of its agricultural, mining and forest resource potential with the CPR stop at the Village of Echo Bay forming a nucleus for a service *centre* for the surrounding area. In recent years the decline in both agriculture land forestry as economic activities would have dictated a decline in the community were it not for increasing pressures for development from other sources nearby.

The Township, as shown on Schedule "A", is located about 24 kilometers from downtown Sault Ste. Marie and the area separating the City of Sault Ste. Marie from the Township of Macdonald, Meredith and Aberdeen Additional are the Rankin and Garden River Indian Reserves. Accordingly, with increasing trends towards commuting and desires for what is perceived as less expensive housing in rural areas, the Township has experienced a demand for increasing residential development.

At the present time it is very difficult to determine what proportion of this demand for development in the Township is created by a perceived lack of affordable housing in Sault Ste. Marie and what proportion relates to a desire to live in a small community or rural area for sociological reasons. It is apparent however, that both types of demand exist and Council wishes to allow for sufficient development in the Township to ensure that those who have specifically chosen to live in the Township can do so. Council also recognizes,

however, that the most attractive feature of the Municipality is that it is a rural area, thus wish to preserve the existing character of the community as much as possible.

The original Plan assumed that the 1996 permanent population of the Planning Area would be 2,588, an amount, which will enable the municipality to accept growth which is compatible with past trends and which can be financially accommodated. It provides for this population by allowing a number of alternative development forms, which should minimize the impact of the new development on the social character and physical environment of the Township.

While the above noted population assumptions were optimistic, the basic assumptions with respect to reasons and pattern of growth is still applicable. Five new lots per year would be a more realistic estimate of growth given existing trends.

Council through information gathered at public meetings would now like to place more emphasis on building a commercial and industrial tax base to foster increased economic and residential growth.

Council also recognizes a potential for seasonal recreational development within the Township, which could be a very significant resource. The Plan allows this potential to be realized while preserving the resource to the greatest extent possible.

1.3 OBJECTIVES

The Official Plan is intended to serve as a guide to both public and private agencies in the Township of Macdonald, Meredith and Aberdeen Additional by the establishment of various policies for future development in the area. In

conjunction with other means of land use and development controls, the Official Plan will strive to achieve the following objectives.

1.3.1 Environmental

Development approvals within the municipality will be reviewed in a manner that is sensitive to the natural environment within which it is located or abuts. Land use decisions will preserve and enhance, where possible, the environmental quality of the area and minimize impacts of land uses on the natural environment and protect the integrity of ecosystems.

1.3.2 Growth

The majority of new development will be directed to the village area serviced by the municipal water and sewerage system. Other development outside the serviced area will be related and complementary to resource and recreational activities such as agriculture, seasonal recreation and forestry resources.

Industrial development will be located within or near the village area with access from the existing Highway 17 corridor. Approvals of all industrial development will be reviewed for conformity with the Ministry of Environment's D-Series Guidelines.

1.3.3 Agriculture and Resources

Areas of mineral aggregate resource will be protected from land uses which are incompatible with the possible future extraction while recognizing other planning objectives.

The agricultural and resource areas will preserve their orientation towards agriculture, forestry and recreation. Only limited residential and recreational developments will be allowed and measures will be taken to preserve prime

agricultural lands. Extractive uses will be considered by the Council but will be subject to rezoning and site plan approval.

1.3.4 Lakes

The lakes are a major asset of the Township and thus measures will be taken to ensure that their development occurs in such a fashion as to not endanger their importance as a recreational area or the habitat they provide for both flora and fauna. All land use decisions and approvals will ensure that the water quality and quantity of the water bodies are not altered and where possible improved.

1.3.5 Constraints

Some parts of the Township are not suitable or are sensitive to development due to physical and environmental constraints. Development proposals on or abutting these areas will be reviewed to ensure continued protection and public safety.

These constraints are illustrated on Schedule "B" and *{some of these constraints are}* described in Section 2.7 of this Plan.

Comment [B1]: Modification No. 1 under Section 17(34) of the Planning Act.

1.3.6 Transportation

Highway 17 is the major transportation corridor through the Township and requires policies to protect it as a transportation facility. Schedule "A" illustrates the location of the proposed realignment of the highway.

1.3.7 Provincial Policy

As the Planning Act and Provincial Policy *{Statement, 1997}* guide the formulation of this Official Plan, the policies herein reflect the negotiated application of these documents as they apply to the Township. These policies will guide the Township in a manner that is has regard for Provincial Policy when giving advice and making land use decisions.

Comment [B2]: Modification No. 2a under Section 17(34) of the Planning Act.

Provincial approval of this Plan will confirm the manner in which Provincial Policy shall apply within the Township as of the time of *{municipal adoption}*.

Comment [B3]: Modification No. 2b under Section 17(34) of the Planning Act.

{This Official Plan, developed under the policies of the 1997 Provincial Policy Statement and adopted by Council before March 1, 2005, has been modified and approved having regard to the 1997 Provincial Policy Statement.

Subject to transition regulations made under the Planning Act, and pursuant to subsections 3(5) and (6) of the Planning Act, as amended by the Strong Communities (Planning Amendment) Act, 2004, all comments, submissions, advice and decisions in respect of the exercise of any authority that affects a planning matter, by the Council of a municipality, a local board, a planning board, a minister or ministry, board commission or agency of the government, shall be consistent with the 2005 Provincial Policy Statement.

Accordingly, the Official Plan must be read in conjunction with the 2005 Provincial Policy Statement, which came into effect on March 1, 2005.

Comment [B4]: Modification No. 2c under Section 17(34) of the Planning Act.

1.3.8 Legal Status

Once adopted by the Township Council and approved by the Ministry, all public works, undertakings or by-laws passed must conform to this Plan.

1.3.9 Review and Amendments

This Plan will be reviewed every 5 years as required by the Planning Act. Amendments may be approved from time to time to reflect issues, information and projects which address the needs of the Township.

PART TWO: POLICIES FOR LAND USE

2.1 GENERAL

This Part of the Official Plan should be read in conjunction with Schedule "A" which identifies the following land-use designations:

- (a) Village Centre
- (b) Industrial Areas
- (c) Hamlet Areas
- (d) Agricultural Areas
- (e) Rural Areas

Development approvals within the Township will also be reviewed for the potential impact on those resources and constraints illustrated on Schedule "B".

2.2 VILLAGE CENTRE

2.2.1 General Principles

Village Centre shall continue to be a focal point for the community. The intent of this Plan is to reinforce the rural-residential component of the Village Centre designation which is in keeping with the rural atmosphere of the area. Hence, predominant form of land use within the Village Centre is that of residential with a commercial component of limited size and scope which serves the needs of the surrounding area. Development of this type shall continue on the basis of the areas ability to supply urban services. In addition to the above permitted uses,

schools, parks, playgrounds, places of worship, meeting halls and home occupations (accessory to residential uses) will also be permitted.

Home occupations will be regulated through the provisions of the Zoning By-law for the Township. The Zoning By-law will set standards that preserve the residential nature of the areas in which they are permitted.

2.2.2 Policies

- a. The village area shall supply a variety of housing needs based on the communities demand and the availability of municipal services. Infilling on vacant parcels of municipally serviced land will be encouraged.

Where two or more uses exist on the same lot, severances to create separate lots for each use may be granted provided the proper zone standards can be met and municipal services supplied.

- b. Development proposals on or adjacent to a resource or constraint areas illustrated on Schedule "A" and "B" will require that the application for approval be accompanied by a report prepared by qualified professionals in accordance with the requirements of the Provincial Policy Statement and its implementing Guidelines. The report will indicate the suitability of the proposal with respect to any impact it may have on the resource or how the proposal is affected by an identified constraint.
- c. Council recognizes the need to supply a full range of housing types within the Municipality to meet the demographic and market needs of the community.
- d. A need has also been identified for Senior Citizen housing in the Township. This housing shall be located in the Village Centre as close as

possible to the existing facilities and preferably in the area just east of Highway 17, south of Highway 638 subject to all planning issues being satisfied.

- e. Commercial facilities shall be encouraged to locate within the Village Centre. Council shall utilize Site Plan Control as provided for under Section 41 of the Planning Act as defined in the implementing By-laws.

- f. The lands designated as "Village Centre", and intended for permitted commercial development, are on the west side of Highway No. 17, generally north of Church Street, which abuts a provincially significant wetland. Development proposals with this area will require an Environmental Impact Statement.

- g. Council shall encourage the future development of lands immediately adjacent to the C.P.R. right-of-way in the Village Centre for commercial or light industrial uses that are consistent with and do not establish land use conflicts. All approvals under the provisions of the Planning Act will be subject to studies which ensure that the Ministry of Environment's guidelines for the Separation of Sensitive Uses are met.

- h. Where home occupations are permitted any use must not create noise, dust, odours or vibrations beyond the criteria as set out in the Ministry of Environments D-Series Guidelines.

2.3 INDUSTRIAL AREA

2.3.1 General Principles

The lands designated for Industrial shall be primarily intended for industrial and industrial related commercial uses. These uses will be "dry" in nature, not requiring large volumes of water to operate and may be satisfactorily developed on the basis of private services.

Dry industrial uses are those uses whose only disposal and treatment water is for the domestic needs of its employees. In such uses there will be no industrial liquid wastes, washes, or water cooling or water processing wastes.

Uses which require water as part of the industrial process will only be considered on full municipal services or after a complete hydro geological study shows that there will be no negative impact on the surface and groundwater regimes.

2.3.2 Policies

- a. The Industrial designation is a proposed Site Plan Control area provided for under Section 41 of the Planning Act and Council shall, by By-law, designate the whole or part of this area as a Site Plan Control area, thereby requiring approval of a site plan under Section 41 of the Planning Act for all industrial uses. New developments will be reviewed in a manner that has regard for the Ministry of Environment's D-Series Guidelines.
- b. All new industrial lots must be capable of supporting private services sufficient to meet the uses needs. Development proposals not on municipal services must be accompanied by an estimate of water usage and be reviewed by the appropriate approval authority. Uses with the

capacity to pump or draw water over 10,000 litres per day must be approved by the Ministry of Environment. If the capacity to pump or draw water is under 10,000 litres per day approval is through the Algoma Health Unit.

- c. Regard shall be given in the site plan to appropriate screening of the industry from adjacent uses.
- d. Heavy industrial uses may be permitted in the Township by amendment to this Plan subject to satisfying the following criteria:
 - i. the use is compatible with surrounding land uses.
 - ii. the use will not result in off-site environmental degradation.
 - iii. The use will not result in viable agricultural lands or operations being taken out of production.

2.4 HAMLET AREAS

2.4.1 General Principles

It is the policy of this Plan to recognize existing rural settlement areas capable of sustaining only limited growth in the form of minor internal infilling or as minor extensions to existing development. The predominant form of land use permitted within the Hamlet designation shall be residential.

2.4.2 Policies

- a. Residential uses will be restricted to that of single family detached dwellings, and small scale commercial uses oriented to service the rural population. A home occupation may also be permitted as an accessory residential use. Where home occupations are permitted any use must not create noise, dust, odours or vibrations beyond the criteria as set out in the Ministry of Environments D-Series Guidelines.
- b. Lots smaller than 1 ha will only be approved after a hydrogeologic study confirms that there will be no off set migration of pollutants from septic systems.
- c. The creation of new lots will only be approved if the availability of an adequate water supply and capability of supporting sewage system is demonstrated to the satisfaction of the Algoma Health Unit or where appropriate the Ministry of Environment.
- d. Approval of any lot shall further comply with the Minimum Distance Separation guidelines prepared by the Ministry of Agriculture and Food.

2.5 AGRICULTURAL AREAS

2.5.1 General Principles

It is the policy of this Plan to maintain permanent and viable agricultural industry throughout the Municipality. Agriculture is recognized as a component of the economic base, a source of employment and a basis of the rural way of life.

Thus it is the intent of this Plan to protect land suitable for agriculture production from uncontrolled land scattered development and land uses which are unrelated to agriculture.

2.5.2 Policies

- i. The predominant use of land within those areas designated as Agriculture shall be agricultural and farm related uses including associated residential dwellings. These lands are designated as Class 3 in the Canadian Land Inventory whose ability to supply good farmland is not encumbered by steep slopes or the availability of only small pockets or tillable soils.
- ii. Agriculture related commercial and industrial uses are uses that are small in scale and directly related to and required to be in close proximity to the farm operation. These uses are secondary to the farm operation and may include home occupations, home industries, and uses that produce value added agricultural products from the farm operation. Where home occupations are permitted any use must not create noise, dust, odours or vibrations beyond the criteria as set out in the Ministry of Environment's D-Series Guidelines.
- iii. All farm and non-farm development will comply with the Minimum Distance Separation formulae as established by the Province in order to minimize odour conflicts between livestock facilities and said development.
- iv. Providing all other planning issues are met one consent to sever a lot may be granted from an existing farm parcel for one of the following purposes:
 1. The lot is used for a retiring farmer who has farmed as of January 1, 1994, and is the lawful owner of the subject property. Further that the said retiring farmer either, retains the existing farm house dwelling or severs the lot for a new single family dwelling from the same farm property for his own occupation; or

2. For the sale of an existing residence and related structures identified as a result of farm consolidation; and
3. Non-farm residential lots shall not be permitted in the Agricultural Areas.
4. The severance of lands for agricultural purposes shall not result in parcels of land smaller than 37 ha.

2.6 RURAL AREAS

2.6.1 General Principles

The rural area of the Municipality are those lands which have limited agricultural viability and those which are mainly undeveloped at this time. It is recognized that potential exists for forestry related uses, mineral exploration, mining, limited residential and recreational development. These activities must be reviewed in relationship to activities connected with forestry, wildlife, and wetland management which are illustrated on map attached as Schedule "B". It is therefore the policy of this Plan to protect these areas and encourage the proper management of these resources to minimize environmental impacts.

2.6.2 Policies

- a. The predominant use of land within those areas designated as Rural shall be agricultural, forestry, wetland management, wildlife management, limited rural residential and limited tourist commercial uses.

Agriculturally related commercial and industrial uses that are small in scale and directly related to and required to be in close proximity to the farm operation are permitted. These uses are secondary to the farm operation

and may include home occupations, home industries, uses that produce value added agricultural products from the farm operation.

- b. In considering new uses the Municipality shall ensure the existing agricultural uses and activities are not adversely affected.
- c. A limited number of new residential lots may be created by consent in Rural Areas subject to satisfying all of the following criteria:
 - i. The lot is located on a road which is municipally maintained throughout the year.
 - ii. Lots smaller than 1 ha will only be approved after a hydro-geologic study confirms that there will be no off set migration of pollutants from septic systems.
 - iii. The creation of the lot is in compliance with the Minimum Distance Separation Formula.
 - iv. Wetlands will be protected from filling, draining, or other development; development of the lot can occur without negative impact on those wetlands identified on Schedule "B". Development may be permitted in provincially significant wetlands and adjacent lands if it has been demonstrated through the completion of an Environmental Impact Statement that there will be no negative impacts on the natural features or ecological functions of the wetland. Two provincially significant wetlands in the Township are the Lake George and the Echo Lake Provincially Significant Wetlands.

- v. The creation of the lot does not result in strip development which would extend an existing built up area beyond its current limits, and;
 - vi. All development proposals in the Rural Area that are impacted by those features shown on Schedule "B" will be reviewed in relation to its impact on those features as outlined in the appropriate Provincial Guideline. Any application for development approval for areas within or abutting a "Provincial Significant" feature must be submitted with an appropriate technical study prepared by a professional recognized in the field. In areas where the development is in or abuts a feature not identified as "provincially significant" the application for approval must address how it will protect the feature based on the appropriate provincial guideline.
- d. Seasonal residential uses *{only}* will be considered *{on}* Gordon, Lonely, Meredith, Birch, Iron, McCarrell, Cloudy, Two Horse, Ess and Haversac Lakes. Seasonal Residential development within the Rural Area shall be in accordance with the following policies:

Comment (85): Modification No. 3a under Section 17(34) of the Planning Act.

Comment (86): Modification No. 3a under Section 17(34) of the Planning Act.

- i.a No new seasonal residential land division will be allowed without confirmation through the preparation of a study prepared by a professional in field shows that the capacity of the lake for such development shall not be surpassed.
- i.b Infill development can occur on lakes whose development capacity has not been exceeded and the Algoma Health Unit has determined the suitability of the proposed lot to support a sewage system.

- ii. All lands designated Rural that are adjacent to the waterfront in the Planning Area are proposed Site Plan Control areas and are subject to the provisions of Section 40 of the Planning Act. Council shall, by By-law, designate the whole or part of this area as a Site Plan Control area, thereby requiring approval of a site plan under Section 40 of the Planning Act to ensure the best use of the property with regard to maintenance of the lake quality and aesthetics. Preference shall be given to development proposals which preserve the lake frontage for common use.
- iii. Lots smaller than 1 ha will only be approved after a hydro-geologic study confirms that there will be no off set migration of pollutants from septic systems. Lots with less than 30 metres of lake frontage shall not be considered.
- iv. All newly created seasonal residential lots shall have access to a municipally maintained public road unless water access is available in which case docking and parking facilities must be available within a reasonable distance.
- v. No lots shall be created until the lots have been approved for subsurface sewage disposal by the Algoma Health Unit. If 6 or more lots are proposed or where systems are proposed to generate more than 10,000 litres a day approval from the Ministry of Environment is required.
- vi. Wherever new seasonal residential lots are created the developer shall be required to provide an allowance for public park purposes of either land or money.

- vii. All seasonal residential development by plan of subdivision, adjacent to a lake or wetland in the Township, shall be by amendment to this Official Plan. The ability of many of the lakes or wetlands to accept additional development, due to environmental concerns, is quite limited. In addition to complying with all of the requirements of Section 2.6.2 b. of this Official Plan, all applications for an Official Plan amendment shall be accompanied by the appropriate studies which address these environmental concerns. Such studies must have regard for Provincial Policy Statements and the implementing Guidelines published by various ministries. All studies must be completed by a professional recognized in the field. If the Township questions the appropriateness of the study, the Township may require the proponent fund a peer review commissioned by the Township.
 - viii. Subject to all other planning issues being addressed Council may permit infill development along the lakeshore.
- e. Light industrial uses in conjunction with rural residential ~~{forestry, and agricultural}~~ uses may be permitted within the rural designation subject to the following:

Comment (87): Modification No. 3b under Section 17(34) of the Planning Act.

- i. Accessory buildings associated with the light industry use shall not exceed 465 square metres.
- ii. The storage of equipment and materials shall not be permitted in the front yard.
- iii. The use conforms with Ministry of Environment Separation of Sensitive Uses Guidelines.
- iv. That they are "dry industries" as defined in section 2.3.1.

- v. *{Any new industrial use within the Rural Area will be subject to the development control provisions of Section 41 of the Planning Act.}*

Comment [88]: Modification No. 3c under Section 17(34) of the Planning Act.

- f. In addition to the above permitted uses, the operation of a wayside pit, a portable asphalt plant or quarry operated and used by a public authority may be permitted in the Rural Areas without an amendment to this Plan.
- g. All lands designated rural that are adjacent to Hwy. 638 are subject to a protective visual corridor. Special attention will be directed in maintaining a natural setting / landscaping buffer in the front yard and subject to the following:
- i. Residential structures will be setback a minimum of 30 m from Hwy. 638 right of way.
 - ii. Industrial structures will be setback a minimum of 150 m from the Hwy 638 right of way and a minimum front yard natural setting / landscaping buffer be reserved a minimum of 30 m in depth. A minimum of 20.2 ha in lot size shall be required.
 - iii. All access point to Hwy. 638 must be approved by the Ministry of Transportation.
- h. All farm and non-farm development will comply with the Minimum Distance Separation formulae as established by the Province in order to minimize odour conflicts between livestock facilities and sensitive development.

- i. All lands developed for the purposes of extracting mineral resources will have regard to the Ministry of Environment's D-Series Guidelines.
- j. Development abutting rail lines will have regard to the Ministry of Environment's D-Series Guidelines.

2.6.3 Severances in Rural Areas

- a. A consent to divide lands used agriculturally for purposes related to agriculture may be permitted where the retained and severed farm parcels sizes are reflective of those lands designated "Rural Area". The minimum lot size will be set out in the Township's Zoning By-law.
- b. A consent may be granted for smaller lots that are to support an industrial or commercial use that is directly related and require to be in close proximity to the a farm operation.
- c. A consent to sever an existing residence that is deemed to be surplus to the farm operation as a result of a farm consolidation will be permitted.
- d. One new lot may be created for a retiring farmer who has farmed the property for a minimum of 10 years.
- e. Severances will have regard to the Ministry of Environment's D-Series Guidelines.

2.7 RESOURCES/CONSTRAINTS

2.7 General Principles

The Township is rich in natural resources. Development which benefits from these resources is encouraged. However, the Township recognizes the importance of preserving those resources which attracted the development in the first place such as forest areas and aggregate, which are extractive in nature. While these activities are encouraged for the economic benefit of the community, the policies of this Plan will encourage the rehabilitation of the areas where resources are harvested or extracted.

The Township recognizes the importance of protecting mineral resources for the economic benefit of the community. The exploration for and mining of these resources is encouraged in all areas of the Township provided all other land use planning and compatibility issues are properly addressed.

2.7.1 Mineral and Aggregate Resources Policies

Areas of mineral and aggregate resources will be protected from activities that would preclude or hinder their development or expansion.

- a. Known areas identified as having mineral or aggregate resources potential are identified on Schedule "A" and will be protected for long term use.
- b. Development on or adjacent to known deposits can occur if;
 1. development of the resource is not feasible or

2. The development for an alternate use serves a greater social or economic good to the residents of the Township.
 3. the proposed development serves a greater long term public and interest
 4. issues of public health, safety and environmental impact are addressed
 5. All operating pits must be licensed under the Aggregate Resources Act
- c. Areas where extractions have exhausted the mineral aggregate deposit will be rehabilitated to allow for redevelopment with land uses compatible with those within the area.
- d. Aggregate extraction activities may threaten the ground water aquifer and must be carefully controlled. All long term heavy equipment storage or repair areas within a pit operation will be designed with a catchment area designed and stamped by a qualified engineer. Any fuel storage on site must be in a similarly designed storage area. The tanks are to be above ground, double walled with an audible alarm. No tank or combination of storage tanks on site will exceed 1890 litres (500 gal.).

2.7.2

Mine Development

The Township recognizes that there is no active mineral extraction within its boundaries. However changes in technology and market can result in active exploration and mining. As this activity represents new employment opportunities for the Township, Council encourages such activity.

- a) The areas designated as Rural Area on Schedule A are where future exploration may result in the establishment of new mines.
- b) All new mining activity will require an amendment to this Plan. In considering such amendments Council shall have regard for the following:
 - i) Any impact on sensitive Environmental Resources and Constraints.
 - ii) The benefits to the community.
 - iii) The impacts of noise, dust, odours and vibrations on abutting sensitive uses.
 - iv) All mines that are closed or the resource is depleted so as the mine is no longer operational must be rehabilitated in conformity with the appropriate legislation.
- c) Once approved new mining sites will be shown on Schedule "A".

2.7.2.2 Abandoned Mine Site Hazards

There are two (2) abandon mine sites within the Township. These sites are shown with a symbol on Schedule A. The sites are comprised of a series of trenches a description is available through the Ministry of Northern Development and Mines. Any new development within 1 km (0.62 miles) of these sites will not be approved unless the mine hazards is being rehabilitated or has already been rehabilitated. This policy also applies to any known mine hazard that may not be shown on Schedule A.

All future known abandoned mine locations will be added to Schedule "A".

2.7.3 Natural Heritage Features and Areas and Endangered or Threatened Species.

Natural Heritage Features such as fish and wildlife habitat are illustrated on Schedule "B". It also includes the preservation of areas where known species of plant life or combinations of species are rare and of scientific interest. While the presence of such heritage features are to be protected, their presence may not preclude development except where there are known endangered or threatened species. Any area of endangered or threatened species habitat will be protected from the intrusion of development. Development proposals in or near such areas will be accompanied by an Environmental Impact Study. The significance of these areas may be recommended by the appropriate Provincial agency or through individual assessment prior to development approval being granted by the Township.

For the purposes of this Plan reference for the definition of Provincially Significant Wetlands, Fish Habitat, and Areas of Natural and Scientific Interest (ANSI) are found in the Provincial Policy Statement as amended from time to time.

2.7.3.1 Provincially Significant Wetland Policies

- a. There are two known provincially significant wetland complexes within the Township boundary. They are the wetland areas along the shore of Lake George and Echo Lake (see Schedule "B"). Development and site alteration may be permitted within the wetland and the adjacent lands within 120 metres only after an Environmental Impact Study demonstrates that there would be no

negative impacts on the wetland or its ecological function. Such study will be conducted by a scientist or biologist knowledgeable in the field and approved by the Township.

- b. Wetlands not identified as significant by the Ministry of Natural Resources may be developed in whole or in part only after an environmental analysis has, in accordance with the Ministry of Natural Resources criteria, determined the wetland is of no local or provincial significance. If it is found to be of provincial significance policy 2.7.3.1a applies. If of local significance, the Township must be satisfied that its development does not negatively impact its predominant function with respect to habitat or drainage.

2.7.3.2 Fish Habitat/Spawning Areas Policy

"Fish Habitat means the spawning grounds and nursery, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Fish means fish, shell fish, crustaceans and marine animals at all stages of their life cycle." (Source Provincial Policy Statement). The protection of the fishery in the area is important to the tourism component of the local economy. Potential Fish habitat and fishery includes those spawning areas as well as the wetlands, water courses, lakes and shorelines shown on Schedule "B".

- a. No development will occur in fish habitat and areas identified as fish spawning areas as shown on Schedule "B".

- b. Where possible, fish habitat damaged by existing development will be restored as a condition of approval for expansion.
- c. All applications for approval under the provisions of the Planning Act for the development of lands on or within 30 m of fish habitat or a spawning area will have regard for the Guidelines of the Ministry of Natural Resources. The review of all plans and matters of enforcement of protection criteria will be directed to the Federal Department of Fisheries and Oceans with respect to buffering and storm water management.

2.7.3.3 Significant Wildlife Habitat and Nursery Area Policies

Any development approval application on or abutting an area identified as Significant Wildlife Habitat and Nursery Areas ~~for~~ *Schedule "B"* must be accompanied by an Environmental Impact Study done by a recognized professional in that field and the Township must approve the choice of the professional and may do so in consultation with the appropriate Provincial and/or Federal agency. The areas identified on Schedule "B" are of a nature that they can change over time. Therefore these areas should be part of the five year review process or as new information becomes available.

While there are no "threatened or endangered species" residing in the Township, at the time of the five year review of this Plan, will also include consultation with the Ministry of Natural Resources, through the Ministry of Municipal Affairs and Housing, to determine if there may be such occurrences.

Comment [B9]: Modification No. 4 under Section 17(34) of the Planning Act.

2.7.3.4 Natural Linkages

While there are no known Natural Linkages in the Township such features will be added to schedule "A" of the plan as knowledge of their existence is available. The diversity of natural features in the Township, and the natural connections between them should be maintained, and improved upon where possible.

2.7.4 Water Quality and Quantity Policies

The Village Centre of Echo Bay is serviced by a municipal water system whose supply source is located in Lake George. The remainder of the Township is dependent on the groundwater aquifer or surface water sources. The aquifer is recharged with water that percolates down through the soils from surface sources. The Township recognizes the importance of maintaining a safe secure source of water for all of its citizens.

The Township will encourage and support the use of best practices to protect both surface and ground water aquifer in all land use activities.

2.7.5 Cultural Heritage and Archeological Resources Policies

The Township takes pride in its heritage which includes both historic and prehistoric sites registered with the Ministry of Culture.

Council recognizes that there may be archaeological remains of prehistoric and historic habitation areas containing archaeological potential, cemeteries and burials, buildings and structural remains of historical and architectural value, and human-made rural, village, and urban districts or landscapes of historic interest within the boundaries of the municipality.

All new development permitted by the land use policies and designations of this Plan shall have regard for cultural heritage resources and shall, wherever possible, incorporate these resources into any new development plans.

The Ontario Heritage Act may be utilized to conserve, protect, and enhance the cultural heritage resources in the municipality through the designation of individual properties, conservation districts or heritage landscapes, and archaeological sites.

- a. All new development applications for approval under the Planning Act should be screened for their archeological potential as part of a pre-application consultation. The bases for the screening will be the Ministry of Citizenship Culture and Tourism's published guidelines. If the screening indicates a potential for an archeological find, the application for approval must be accompanied by a Stage 1 and 2 archeological assessment done by a professional in the field. The Township who may consult with the Ministry of Citizenship Culture and Tourism must approve the professional.
- b. Council may maintain the integrity of significant archaeological resources by adopting archaeological Zoning by-laws under Section 34 of the Planning Act, to prohibit any land use activities or the erection of buildings or structures on a significant archaeological site. Consideration of site plan agreements and/or easements may also be considered.
- c. Council shall consult appropriate government agencies, including the Ministry of Culture and the Ministry of Consumer and Business Services, when an identified human cemetery, marked or unmarked

human burial is affected by land use development. The provisions under the Ontario Heritage Act and the Cemeteries Act shall apply.

2.7.6 Waste Management (Landfill Sites)

Development of areas near or adjacent to Waste Management sites must comply with the Ministry of Environment's Sensitive Use Separation Guidelines.

2.7.7 Contaminated Sites

Applications for approval of new development on sites where it is known that the soils are contaminated will not be approved until the applicant has filed a Record of Site Condition with the Ministry of Environment. If the soils on said lands are suspected of being contaminated the proponent will hire a professional in the field to conduct a Class 1 and if required Class 2 assessments. If the Class 2 assessment reveals contaminated soils the extent of the contamination will be found through a Class 3 evaluation and as the fourth and final step the site will be clear of contaminants and a Record of Site Condition must be filed with the Ministry of Environment prior to final approval of the development application.

2.7.8 Natural Hazards (Flooding, Erosion, Dynamic Beaches and Unstable soils)

{Introduction

Development and site alteration within Natural Hazard areas is generally not permitted. Natural Hazard areas are areas that are subject to flooding, erosion or the effects of dynamic beaches. Another hazard is where lands are subject to slumping soils due to the severity of slope combined with the disturbance of the vegetative cover through its removal or the placement of fill.

The following policies will apply throughout the Municipality.

a) Areas Subject to Flooding

Development and site alteration within a floodway is prohibited, except for that development and site alteration which, by its very nature, must be located within a floodway. A floodway consists of those areas, usually low lands adjoining watercourses, which have been or may be subject to flooding hazards. There are two types of flooding hazards within the Municipality. The first type of flooding hazard is located along the shores of the St. Mary's River, and is based on the 100 year flood level plus allowance for wave up-rush. The 100 year flood level is located at approximately the 178.3 metre contour CGD (Canadian Geodetic Datum). The second type of flooding hazard occurs along the municipality's river and stream systems, and is limited to the 100 year flood level.

Where development and site alteration is proposed in the vicinity of flooding hazards, a detailed engineering study will first confirm the actual extent of the flooding hazard. Development and site alteration will only proceed if it has been demonstrated to the satisfaction of the approval authority that it can occur safely on the subject lands outside of the flooding hazard, and not upon lands which are high points surrounded by the flooding hazard. Lands impacted by flooding hazards will be zoned appropriately to prohibit development and site alteration, except for that development and site alteration which must, by its very nature, be located within a floodway.

b) Dynamic Beaches

A dynamic beach is an unstable shoreline. It represents a hazard because shifting soils, wave action, ice build-up and flooding of the main body of water, may affect structures and/or pose a threat to human health and possibly, human life. Although there are no known dynamic beaches in the Municipality, development proposals along the Lake George shoreline should be accompanied by a detailed engineering study to determine whether a dynamic beach exists in the area of the proposed development, and whether the dynamic beach feature may be impacted by the proposed development.

Where a dynamic beach has been identified, the following policies will apply:

- 1. No buildings or structures will be permitted within areas defined as a dynamic beach.*
- 2. Any area defined as a dynamic beach will not be altered by the placing of fill or removal of soils.*
- 3. No structures such as gabions, nor the placing of boulders to alter the natural movement or flow of sand, is permitted within a dynamic beach.*
- 4. Dynamic beaches may be used for recreational purposes that do not require the construction of buildings or structures, or site alteration.*

c) Erosion Hazards

Erosion hazards exist in areas abutting watercourses where slopelands are subject to slumping due to natural or human processes. Slopelands abutting lakes, rivers and streams have erosion potential due to water action at the base of the slope feature. Any slopelands where the tree cover or soils have been

altered due to human activity also have the potential to slump. Such slumping can pose a threat to property and human life if development is permitted.

Where development is proposed within areas which may be subject to erosion, or within areas of known slumping, the approval authority may request that an engineering study first be prepared to determine the existence and extent of the erosion risk. Should the engineering study determine that development can safely take place outside of the area impacted by the erosion hazard, the zoning by-law will be amended accordingly, and the construction of buildings and structures will be directed to those areas not impacted by the erosion hazard.}

Comment [B10]: Modification No. 5 under Section 17(34) of the Planning Act.

PART THREE: GENERAL POLICIES

3.1 COMMUNITY FACILITIES

3.1.1 General

Council sees no serious shortage in the Community Facilities now available to Township residents, with the exception that a park area with water frontage is required. They recognize, however, that as population increases new facilities may be required and it shall be policy to ensure that the development of facilities keeps pace with the growth and demography of population.

3.1.2 Schools

The existing public school is adequate for the needs of the population and some increase of population can be absorbed by relocating students among the area schools. Whenever new development is proposed, however, Council in consultation with the appropriate school board shall ensure that adequate school facilities exist before issuing any approval.

3.1.3 Municipal Facilities

In keeping with the intent to create a focal area in the Village Centre, new Municipal facilities which may be required from time to time, such as a larger Municipal office, will be placed as near as possible to the junction of Highway 638 and the C.P.R. tracks. However, restriction such as availability of location, economic feasibility and lot size may also influence the placement of new municipal facilities. All development application approvals must have regard for the Ministry of Environments Sensitive Use Separation Guidelines.

3.1.4 Recreational Facilities

It shall be the policy of Council to encourage the establishment of a recreation complex, including a Park, Athletic Field, Arena and Playground which will offer facilities for a large number of participants and spectators in a wide range of activities. Such facility will be the location for league and tournament play in such games as baseball, softball, tennis, lawn bowling, football and hockey. (This could be accommodated in the Village Centre or as an enlargement of the playground in Section 18, providing the facility does not impair the natural functions of the wetlands in the area as illustrated in an Environmental Impact Statement.)

3.1.5 Playgrounds

It shall be the policy of Council to encourage playgrounds to be combined with the elementary school, and the recreation complex in the Village Centre. These play areas are intended to be designed and equipped to provide active types of recreation for both pre-school and elementary school age children. The size and location of these facilities shall be determined when new development is proposed, but as a general guideline, Council shall attempt to ensure that approximately 4 hectares (ten acres) are preserved as park area for each 1,000 residents.

3.1.6 Community Park I

It shall be the policy of Council to encourage the creation of a Community Park in a location on Meredith or McCarrol Lake suitable for swimming and picnicking. The Community Park is seen as a large area in which the natural physical characteristics of terrain and trees are utilized and accentuated to create an

appropriate atmosphere, conducive to passive pursuits for all the inhabitants of the Municipality.

3.2 ROADS

3.2.1 General

Unlike a more urban area where a strong hierarchy of road functions emerges, the Municipal roads in the Township mainly serve as collectors and local streets, providing not only for rapid travel throughout the Planning Area but servicing the individual homes and farms on the road. The exceptions to this rural road function occur within the Village Centre, and with Highways 17 and 638. Highway 638 also serves many local street functions. The main variance in Municipal road function is roads which are maintained on a seasonal basis only. All new municipal roads must be planned in accordance with the Municipal Class Environmental Assessment (2000) process as approved under the Environmental Assessment Act.

3.2.2 Trans Canada Highway (Provincial Highway 17)

Council recognizes the need to preserve the traffic flow function of Highway 17 and accordingly no new access to that facility shall be allowed unless specific approval is granted by the Ministry of Transportation.

3.2.3 Secondary Provincial Highway

Council recognizes that Highway 638 serves a function of providing access to the farm and recreational uses in the eastern part of the Township and beyond. Accordingly new access to this through route shall generally be limited. New

access points along this highway will require approval by the Ministry of Transportation.

3.2.4 Local Roads

Within the Village Centre, new development shall be designed so as to handle traffic in a safe and orderly fashion. Cross streets and intersections with acute angles are to be discouraged as are unduly lengthy local streets because of the possible build-up of traffic volume.

3.2.5 Local Seasonal Roads

Seasonal roads are maintained only on a seasonal basis. Council shall discourage requests for the creation of new seasonal roads and for year-round maintenance of existing seasonal roads, due to the inability of the Township to finance such new works during the timeframe of this Plan.

3.2.6 New Private Roads

Council will not approve new development proposals that rely upon privately owned and maintained roadways for access.

3.2.7 Other Roads

A number of roads exist within the Township that are not Municipally maintained. It shall be a policy of Council that these roads will be assumed for Municipal maintenance on a seasonal basis only, provided:

- a. a majority of the property owners request Municipal assumption; and

- b. clear title to the road is available for transfer to the Municipality; and
- c. the road has been built, or re-built, to the required standard; and
- d. The Township Council is satisfied that such works do not place an undue strain on the municipal budget.

3.2.8 Frontage Requirements

Development of new lots must have frontage on a publicly owned and maintained road.

3.2.9 Snowmobile Trails

The Township recognizes the importance of snowmobile trails to the economy of recreationally oriented uses. Therefore, Council will review all development impacted by existing or proposed managed snowmobile trails in a manner that addresses any conflicting land use objectives.

3.3 EXISTING NON CONFORMING USES

3.3.1 General

As a general rule, non-conforming uses throughout the Township, in the long run should cease to exist. The lands affected may revert to a use in conformity with the intent of the Official Plan and the provisions of the implementing restricted by-laws. In some instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, providing the application is in conformity with the policies of this Plan to ensure the general welfare of the community.

This Plan will not limit the authority of the Municipality as stated in Section 34 (9) of The Planning Act to pass a By-law permitting the extension or enlargement of land, building or structure which is being used at the time of the passing of the By-law for a purpose which does not conform with the land use designation of the Official Plan, subject to the following policies.

- a. Before concurring with any application for the extension or enlargement of an existing non-conforming use, the feasibility of acquiring the property concerned at the time of the application or possibly at some future date and of holding, selling, leasing or developing it in accordance with the provisions of The Planning Act will be considered by Council. In this context special attention will be given to the chances for the re-establishment of the use under consideration in a different location, where it would be able to perform and produce under improved conditions in accordance with the planning policies of the Municipality.

However, if acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant the extension or enlargement of a non-conforming use, Council may consider passing a Zoning By-law pursuant to Section 34 (9) of The Planning Act; such a by-law may then be passed without the necessity to amend the Official Plan.

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

- b. That the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the area.
- c. That the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the original Zoning By-law.
- d. That an application which would affect the boundary between areas of different land use designations in the Official Plan will only be processed under these policies if it can be considered as a "minor adjustment" permitted under flexibility clause of the implementation provisions of the plan without the need for an amendment. Major variances will require an amendment to the Official Plan.
- e. The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibrations, fumes, smoke, dust, odors, lighting and traffic generating capacity. No amendment to the by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the use with the surrounding area.
- f. That the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse affects caused by outside storage, lighting, advertising signs, etc.

- g. That traffic and parking conditions in the vicinity will not be adversely affected by the application and that traffic hazards will be kept to a minimum by appropriate design of access and egress points to and from the site, improvement of sight conditions, especially in proximity to intersections.
- h. That adequate provisions have been or will be made for off-street parking and loading facilities.

3.4 SEVERANCES and SUBDIVISIONS

3.4.1 General

In order to facilitate the orderly, economical and progressive development within the Township, a approvals policy shall be followed in the granting of land severances and the approval of subdivisions. A consent for conveyance of land under Section 53 of The Planning Act or the approval of a subdivision under Section 50 of the Planning Act will be given only when the conveyance conforms to the following principles:

- a) **Financial:** Approval of the applications shall not prejudice the financial status of the Municipality by undue extension of any major service;
- b) **Surrounding Uses:** Regard shall be had to the compatibility of the proposed use and its effect on the surrounding area;
- c) **Access:** Properly designed access from the proposed use shall be provided so that there will be a minimum hazard to traffic along any street, road or highway;

- d) **Regulations:** Regard shall be had for any implementing Zoning By-law and the policies of this Official Plan;
- e) **Size of Parcel:** The size of a new lot shall conform with the sizes and standards required by the implementing Zoning By-law. All new lots in the Village Area as outlined on Schedule "A" must be serviced by municipal and water sewage system. In areas outside the Village Area where municipal services are not available, the new lot must be able to support individual wells and septic systems. Prior to approval, the proposed lot must be reviewed by the Algoma Health Unit who will confirm its capability to support said system. For unserviced lots having a design capacity in excess of 10,000 litres the establishment of the sewage system must be approved by the Ministry of Environment.
- f) The maximum number of severances shall not exceed three from the parcel as it *{existed on August 20th, 1991}*
- g) All applications for new lots that abut a Provincial Highway will require the Ministry of Transportation approval for access prior to approval of the severance application.

Comment [B1.1]: Modification No. 6 under Section 17(34) of the Planning Act.

3.5 FLOODPROOFING

3.5.1 General

All development along the Great Lakes Shoreline in areas subject to flooding shall be floodproofed.

Flood Elevation

All openings in all habitable buildings and structures along the Great Lakes Shoreline shall be above 178.3 metres CGD.

PART FOUR COMMUNITY IMPROVEMENT POLICIES

4.1 GENERAL

Township Council shall encourage the maintenance, at an appropriate level, and improvement, where necessary, of the physical condition of the Residential, Commercial, Industrial, and other areas within the Municipality and provide the citizens of the Township of Macdonald, Meredith and Aberdeen Additional with an adequate level of community services.

4.2 GOALS

The Township of Macdonald, Meredith and Aberdeen Additional shall:

- a. preserve the rural character of the Township while encouraging well planned commercial, industrial and residential growth in selected areas.
- b. ensure the orderly and controlled use of the natural resources of the Township.
- c. broaden the economic base of the Township to reflect initiatives that encourage the diversity of value added opportunities.
- d. continue to make the Township an attractive, safe and efficient place in which to live, work and visit.

4.3 OBJECTIVES

The Township of Macdonald, Meredith and Aberdeen Additional shall:

- a. Encourage, by all possible means, private efforts to upgrade existing properties.
- b. In conjunction with upper levels of government, continue to improve municipal facilities and services, to the extent such is financially feasible.
- c. Encourage and/or participate in projects and programs which will improve and expand the Township's physical, economic and social well being.
- d. Make available sufficient industrially designated lands to capture opportunities as they arise.
- e. Encourage tourism activities that focus on the natural and scenic attributes of the Township such as woodlands, season recreation related to winter and summer activities.

4.4 COMMUNITY IMPROVEMENT AREAS

Council may by By-law designate the whole Township or an area or areas within the Township as a "Community Improvement Area". Within areas so designated, Council may carry out such improvements to the land and/or structures and/or administer grants or loans in accordance with its adopted strategy for that area.

PART FIVE - IMPLEMENTATION

5.1 GENERAL

The Official Plan for the Echo Bay Planning Area will be implemented by Council through the exercise of powers conferred upon it by the Planning Act, The Municipal Act and other statutes which relate to the development of the Municipality.

5.1.1 Conformity to the Official Plan

It shall be the policy of Council to implement land use proposals and undertake public works in accordance with the Official Plan map. No public works shall be undertaken and no by-laws shall be passed for any purpose unless they are in conformity with the provisions of the Official Plan. It shall be policy to undertake public works according to a detailed capital works program based on the financial capability of the Municipality.

5.2 ZONING BY-LAW

It is intended that the Comprehensive Zoning By-law for the Township and any amendments to the By-law shall zone land in accordance with the policies contained within this Plan and will establish regulations to control the use of land and the character, location and use of buildings and structures.

5.3 HOLDING PROVISIONS

The Zoning By-law may include Holding Provisions. Lands subject to these provisions shall be identified by the holding symbol "hp" following the zone symbol on the zoning consolidation schedules.

Holding provisions may be applied when the uses that will be developed in the area are known, however, it is the intent of Council to delay development until specified conditions are met i.e., provision of municipal services, soil remediation, etc. The holding provision will indicate the future use and the use permitted on the site during the period in which the holding provision is in place.

The Holding Provision shall be removed when Council determines that the conditions as set out in the by-law have been satisfied.

5.4 SITE PLAN CONTROL

Lands within all designations on Schedule "A" of this Plan are designated by Council to be areas of Site Plan Control. All types of development or redevelopment within these areas may be subject to site plan review and approval by Council. Council may enter into agreements to ensure that certain works are completed and appropriate conditions met. The works and conditions which may be required would implement those areas noted in Section 41 of the Planning Act as well as conditions necessary to implement the requirements of the Provincial Policy Statement or its implementing Guidelines.

5.5 TEMPORARY USE BY-LAWS

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning By-law and/or contrary to the land use designation of this Plan for a period not exceeding three years.

In considering the passing of Temporary Use by-laws, Council shall have regard to the compatibility and impact on abutting uses and municipal infrastructure. The construction of permanent buildings in association with a temporary use shall be discouraged.

5.6 MAINTENANCE & OCCUPANCY BY-LAW

In order to encourage a reasonable and appropriate standard of property maintenance, Township Council may pass a by-law establishing standards for maintenance and occupancy in accordance with the provisions of the Planning Act . Such a by-law may have regard for any or all of the following matters and set appropriate standards and conditions:

- a. the physical conditions of yards and passageways including the accumulation of debris and rubbish, and discarded motor vehicles and trailers.
- b. the adequacy of sanitation including drainage, waste disposal and garbage.
- c. the physical conditions of all buildings or dwellings having regard to the health, safety and well being of the Township and its residents.

5.7 OFFICIAL PLAN REVIEW AND AMENDMENTS

This Plan shall be reviewed and amended from time to time as required by Council to meet the changing needs of the Township and to respond to new issues, information and projects. Amendments may be initiated by Council or by the public.

Amendments must follow the procedures outlined in this Plan, the Planning Act and the Provincial Policy Statement and its implementing Guidelines.

5.8 TECHNICAL AMENDMENTS

Notwithstanding Subsection ~~{5.7}~~ the Township Council may forego public notification and public meeting(s), in connection with a technical Official Plan Amendment or Zoning By-law Amendment if such will not affect the provisions and intent of the Official Plan or Zoning By-law or an Amendment previously enacted to either document, in any material way, and shall include the following matters;

Comment (B12): Modification No. 7 under Section 17(34) of the Planning Act.

1. altering the number and arrangement of any provisions.
2. correcting punctuation or altering language to obtain uniform mode of expression.
3. correcting clerical, grammatical, dimensioning or typographical errors.
4. effecting changes in format.

5.9 FURTHER PUBLIC MEETINGS

Where a change is made to a proposed Zoning By-law Amendment subsequent to the public meeting required by this Section, a further public meeting will be required only if, in the opinion of the Township Council, the change is one which would significantly alter the form, type or density of development. The notification requirements for such a further meeting shall be at least 14 days prior to such meeting and shall be in accordance with the provision of this Section.

5.10 MONITORING

The Township shall annually undertake a program for monitoring and assessment of the conditions within the Township that impact development. This monitoring shall include a public meeting to obtain the community's input in the following areas:

1. Economic Climate
2. Social Factors
3. Environmental Quality
4. Housing Needs
5. Adequacy of Municipal Services
6. Commerce/Industrial Land Needs
7. Tourism Opportunities

In addition a major review will take place every five (5) years. The five year review will include a full review of those issues listed above together with consultation with Provincial Ministries to insure the Official Plan continues to conform with the Provincial Policy Statement (see Section 2.7).

PART SIX: INTERPRETATION

6.1 GENERAL

The spirit behind the preparation of this Plan is consistency in long-range policies affecting the development of the Municipality as a whole, flexibility in short range programs and detailed designing to implement various parts of the Plan.

6.2 LAND USE BOUNDARIES

The boundaries between categories of land use are shown on Schedules "A", are general only and are not intended to define the exact limits of each category. It is intended, therefore, that without the necessity of a formal amendment, minor alterations can be made to reflect more accurate data provided that the general intent and purpose of the Plan are maintained.

Where the boundaries shown on Schedules "A" do not correspond to a physical feature such as a road, lane, river, lakeshore or similar feature, the boundary is only meant to be an approximation. Council may rezone lands at the edges of the map boundary without an amendment to the plan provided Council is satisfied that the intent of the Plan is maintained.

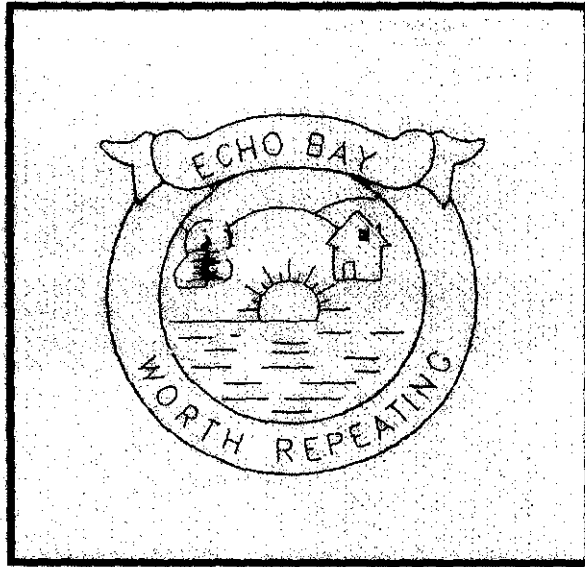
6.3 IMPLEMENTATION

Definitions – The definition of terms used in the Resources and Hazards and Constraints Sections 2.7 and 2.8 respectively are those found in the Provincial Policy Statement (1997) pages 13 to 18 inclusive.

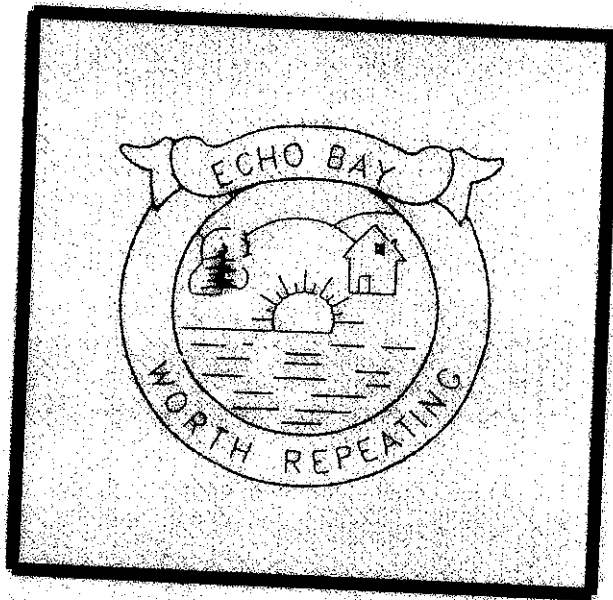
SPECIAL EXCEPTIONS SECTION

Special Exceptions

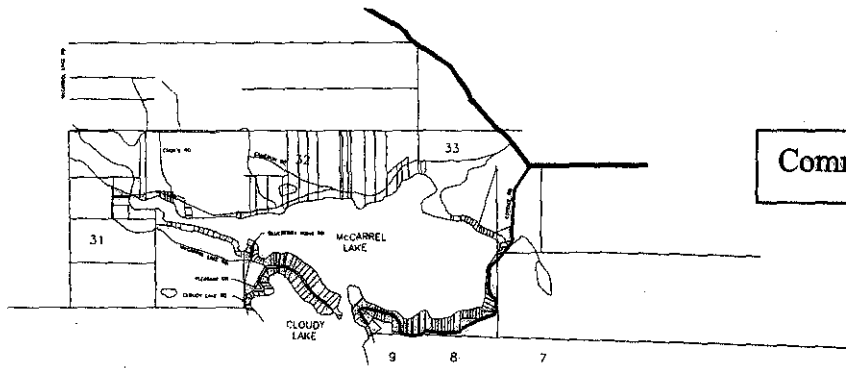
1. Notwithstanding the Rural Area policies, specialized recognition shall be given for an industrial land use designation Dasj Metals Limited, Part Lot 2, Registrar's Compiled Plan No. H-775, in the north half of the north west quarter of Section 16, in Macdonald Township to provide for an existing metal fabricating operation, and the ancillary uses to the operation save and excluding residential uses. This policy shall be deemed to limit the use of the aforementioned parcel of land to the existing metal fabricating use or the expansion thereof. However, consideration will not be given to an expansion which requires the purchase, acquisition or development of additional lands.



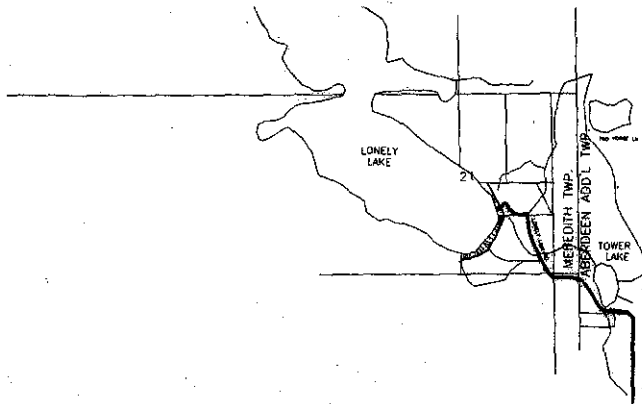
Schedule "A"



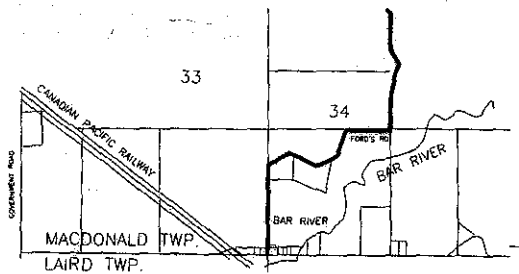
Schedule "B"



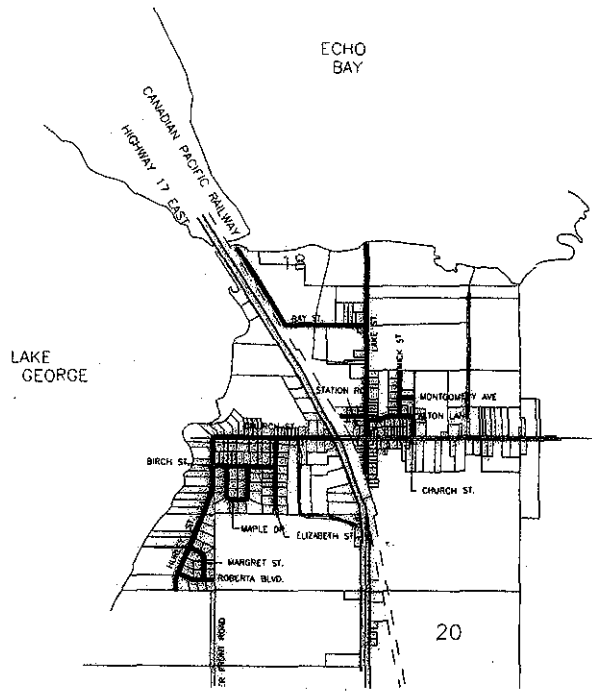
Community of McCarroll Lake



Community of Lonely Lake



Community of Bar River

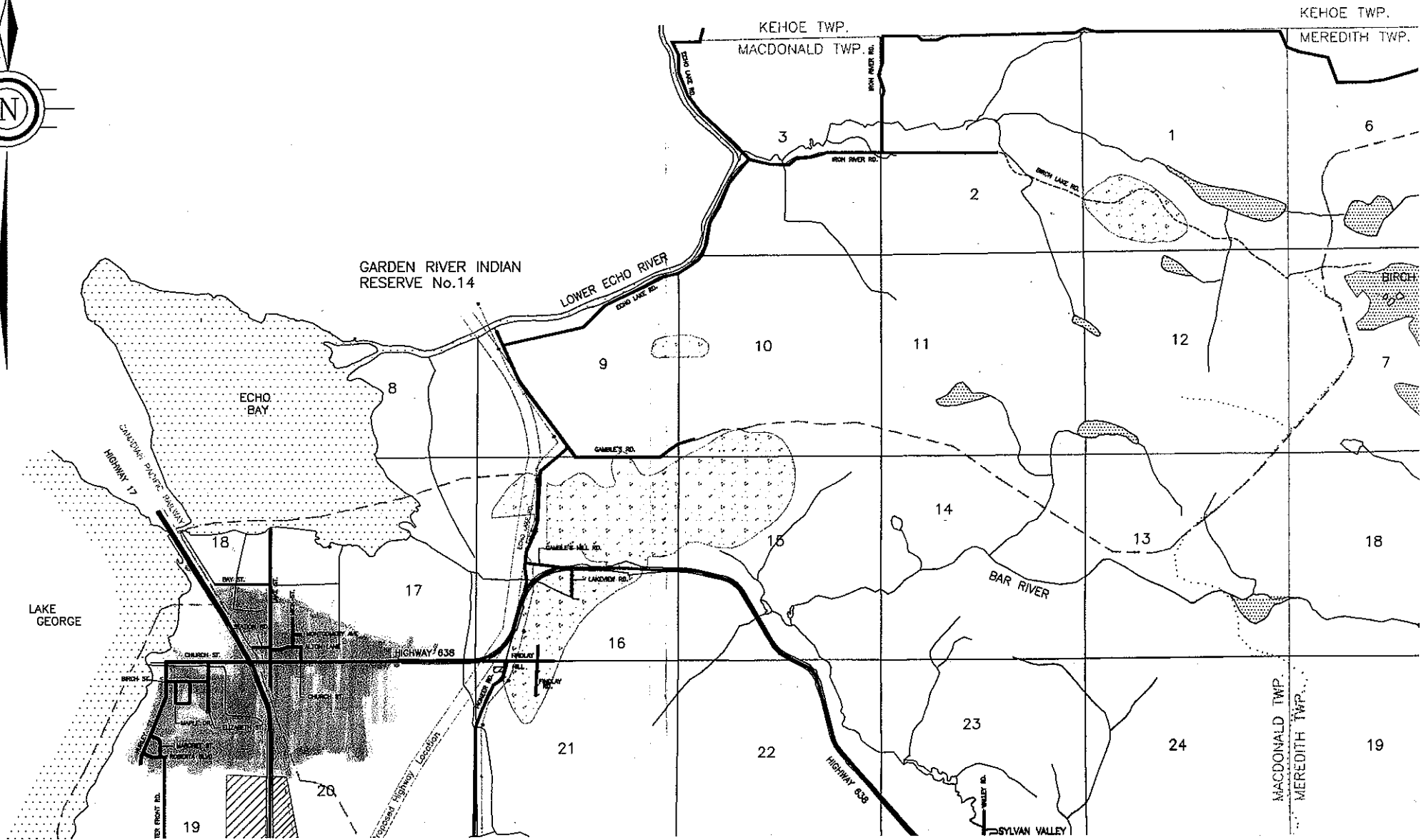
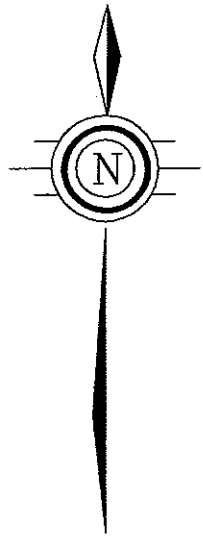


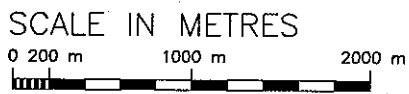
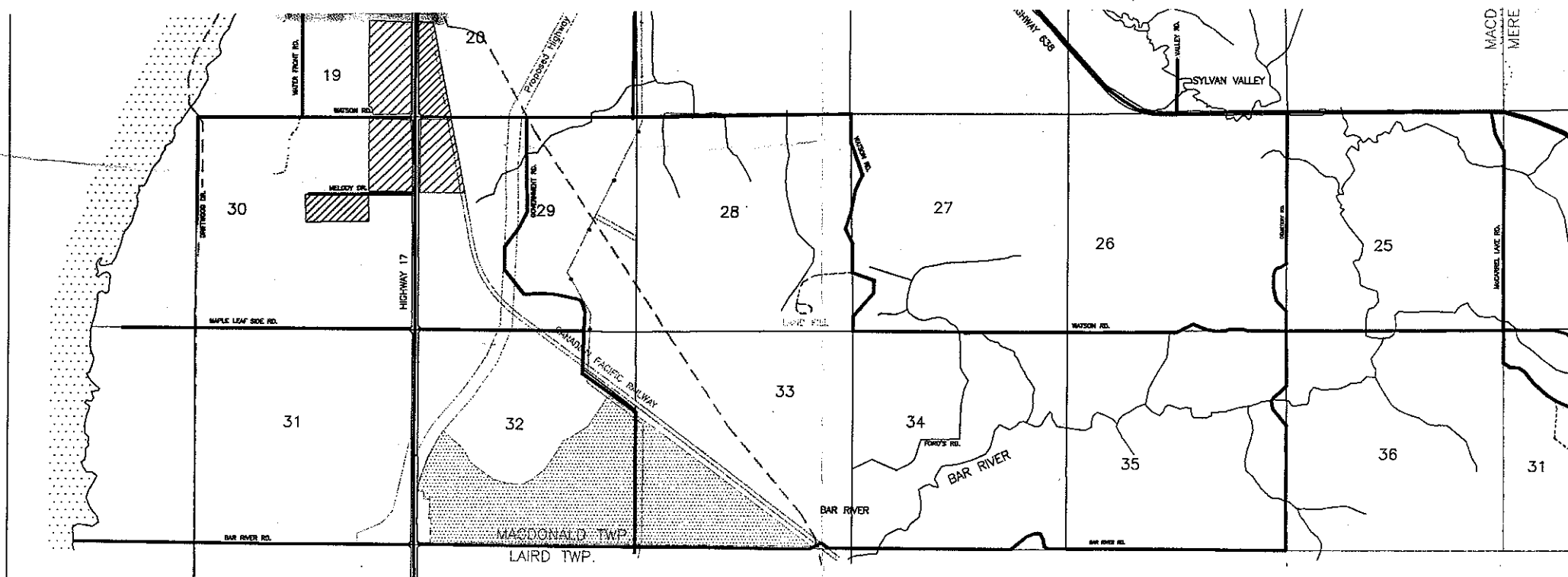
**Village Community of
Echo Bay**

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TOWNSHIP OF MACDONALD, MERE

SCHEDULE "A" LA





Jerry Dolcetti and Associates



- TRAILS
- RESOURCE ACCESS ROADS
- PROVINCIAL HIGHWAYS

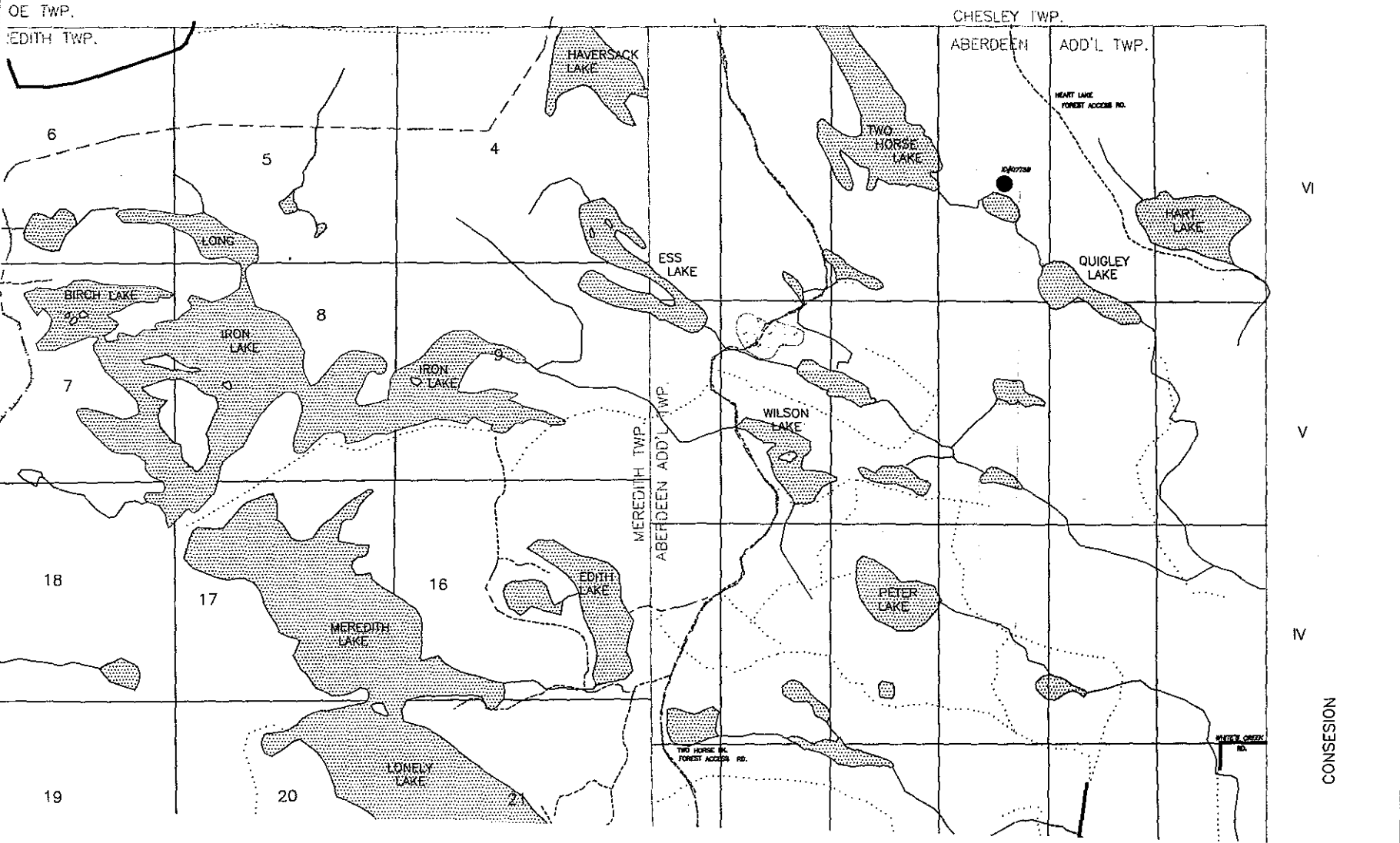
———— MUNICIPAL ROADS

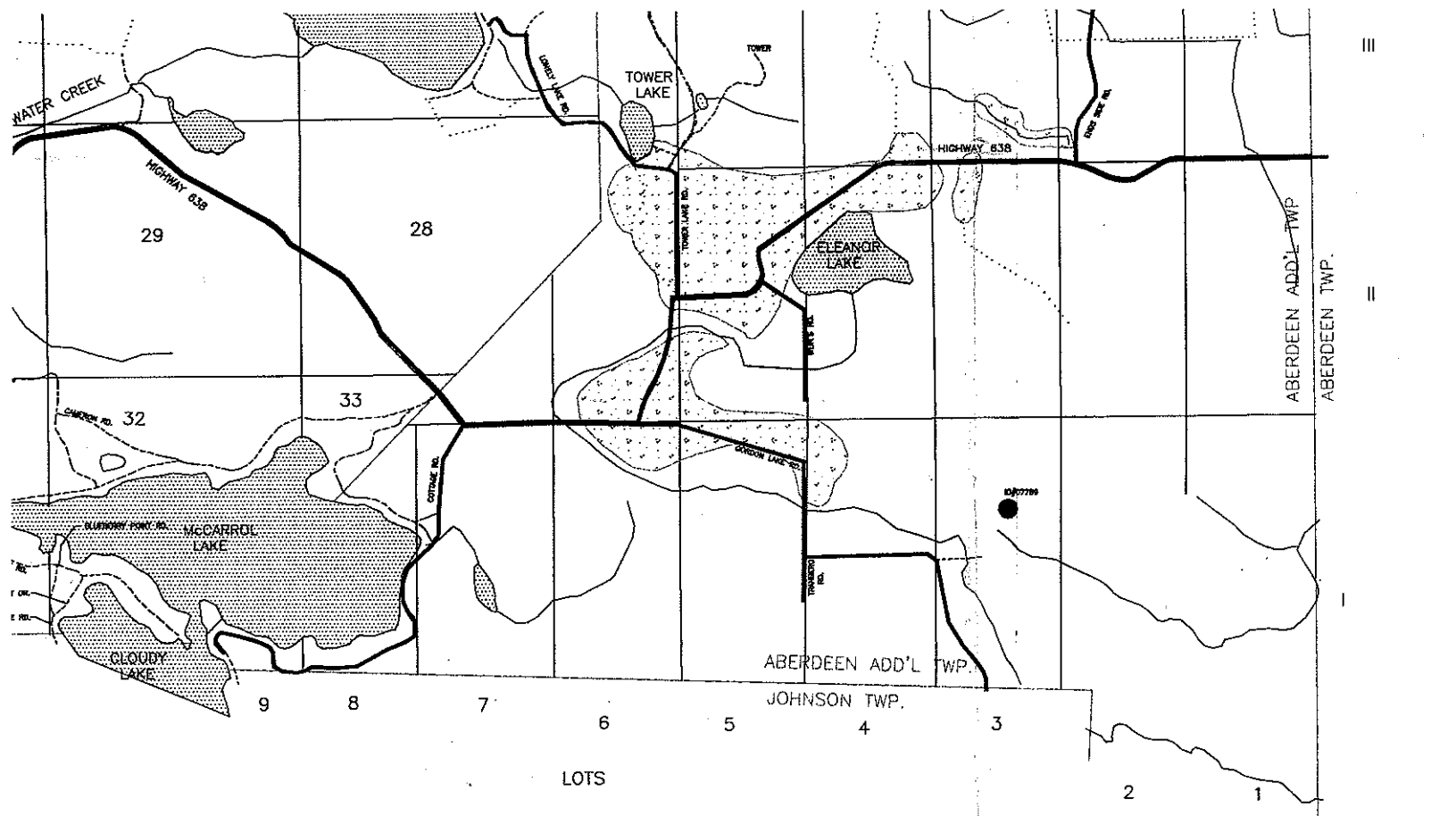
- RURAL AREAS
- ▨ AGRICULTURAL AREAS
- ▤ AGGREGATE RESOURCE AREAS

LEGEND

- ▩
- ▧
- ▦

MEREDITH AND ABERDEEN ADDITIONAL " LAND USE PLAN





- SNOWMOBILE TRAIL
- MINE HAZARD SITE
- ▨ LAKES

Dec./2001
 Revised: Jan./2004
 Revised: Aug./2004

SCHEDULE "A"