

5.0 CULTURAL HERITAGE AND ARCHEOLOGICAL RESOURCES

5.1 Definitions

Significant built heritage resources and **cultural heritage landscapes** will be conserved.

Development and **site alteration** may be permitted on lands containing **archeological resources** or **areas of archeological potential** if **significant archeological resources** have been conserved by removal and documentation, or preservation on site. Where **significant archeological resources** must be preserved on site, only **development** and **site alteration** which maintain the heritage integrity of the site will be permitted.

Built Heritage Resources: means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.

Areas of archeological potential: means areas with medium or high potential for the discovery of archeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archeological potential is confirmed through archeological assessment.

Cultural heritage landscape: means a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place.

Significant archeological resources: means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of a people or place. The identification and evaluation of this resource is based upon an archeological assessment.

5.2 Policy Intent

The intent of this Plan is to conserve "built heritage resources, cultural heritage landscapes and archeological resources" as defined above. Council intends to consult, where appropriate with appropriate agencies (see page 14) where important heritage resources are identified and may be affected by development e.g. cemetery or burial site. In addition, archeological potential is acknowledged as being confirmed through an archeological assessment and is undertaken as a condition of development.

5.3 Policies

It is a policy of Council to consider cultural heritage resource conservation in all land use planning decisions. Cultural heritage resources include, but are not restricted to, archeological sites, buildings and structural remains of historical and architectural value, and human-made rural, urban or cultural heritage landscapes of historic and scenic interests. To implement this policy, Council shall:

1. Encourage and provide for the identification, restoration, protection, maintenance and enhancement of cultural heritage resources. This will also include cultural heritage and archeological resources related to First Nations peoples.
2. Consider ways and means in which Council may co-operate in the conservation and/or preservation of cultural heritage resources, including utilization of the *Ontario Heritage Act* in the following ways:
 - A. Council may establish a Local Architectural Conservation Advisory Committee (LACAC) with the goals and objectives of such a committee to identify and consider cultural heritage resources throughout the Planning Area.
 - B. Council may designate properties, districts and areas having historic and architectural value or interest in the Planning Area under Parts IV and V of the *Ontario Heritage Act*.
3. Encourage comprehensive inventories of cultural heritage resources and cultural heritage resource master plans to be undertaken in the Planning Area;
4. Require that in any proposed plan of subdivision and prior to the undertaking of any public work, private development, consent or zoning by-law amendment, consideration be given to the possible effects and impacts of such works or development on cultural heritage resources and that such impacts, where identified, are appropriately mitigated.

5. Require an archeological impact assessment to be carried out by an archeologist licensed under the *Ontario Heritage Act*, when any public work, private development, consent or zoning by-law amendment will affect an area containing a known archeological site or cemetery or an area considered to have archeological potential (see **Appendix 2**).
6. Consider where appropriate, the passing of archeological zoning by-laws under Section 34 of *The Planning Act*, to be adopted for the purpose of preserving identified significant archeological sites.
7. Where feasible and desirable, incentives may be provided to land developers in exchange for preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, tax incentives, assistance through a trust fund, heritage conservation easements and/or other means considered appropriate for heritage resource conservation.

6.0 ECONOMIC DEVELOPMENT

The greatest asset to Lanark Highlands Township is the abundance of natural resources. Primary industry, manufacturing, construction, and wholesale/retail trade are the major employers in the area. These four industries comprise 54.8% of the overall employment within the township (1996). The other main areas of employment include government occupations (8.4%) and health services/social services (5.9%).

The key to a successful economic base is to maintain a diversity of employment opportunities, as well as competitiveness within the local, provincial, and global markets. Although resources activities, such as forestry, timber processing, maple syrup production, and sand and gravel extraction are thriving in the area, future success will also depend on business development in information technologies, service commercial activities and tourism.

Opportunities exist in several areas including:

- **Eco-tourism** – the abundance of alluring natural landscape features, including crystal clear lakes, an extensive river system, the glacial deposits, boreal forest and protruding metamorphic rock of the Canadian Shield. There is an emerging “return-to-nature” phenomenon which would allow area businesses and Council to market the township to travelers interested in outdoor recreation and authentic eco-tourism adventures
- **Recreation** – the existence of the K & P Trail, first-class baseball facilities, the Lanark & District Community Centre, the Purdon Conservation Authority, as well as numerous private recreational facilities and snowmobile clubs, the Township has the potential to become both a year-round and single event recreational epicentre.
- **Hospitality** – known for having an “open-arms” approach, the township could effectively market and refine its reputation for having a warm generosity towards tourists and newcomers. With a variety of campgrounds and bed-and-breakfast units already in existence, the availability of hospitality training could allow for the further expansion of this business sector.
- **Culture and Heritage** – as the landing point of Scottish and Irish settlers, Lanark Highlands possesses a unique mixture of the traditions and customs of these two cultures. Lanark village is renown for heritage buildings which contribute to the area’s unique built form and have served as a backdrop to tourism and commercial activities.
- **Forestry** – with a wealth of heavily forested lots (particularly in Northern

Lanark), the introduction of apprenticeship programs and skill development/banking could allow this industry to expand and incorporate future generations of Lanark Highlands foresters.

- **High Technology Industries** - with the expansion of high technology industries in the Ottawa area, the potential development of local commercial and industrial activities exists to provide products and services to support or serve high technology industries [e.g. “Cost of Goods and Services” (COGS)].

The key to these opportunities, however, is properly marketing them while refining the services and skills which accompany them, in order to meet current standards.

A recent visioning exercise jointly undertaken by the Township and the North Lanark Community Health Centre identified a number of strategic initiatives which could form part of an economic development strategy over the 20 year time horizon 2000-2020.

6.1 Economic Development Strategy

Council’s strategy for economic development is to encourage or facilitate the following measures:

1. Expediting approvals for development which conform to the policies of this Plan.
2. Managing the renewable and non-renewable resource base by conserving resources for the benefit of the community, most notably aggregate resources, mineral resources, lakes and resource-based recreational activity (e.g. fishing, hunting), farming and forestry. This includes promotion of the maple syrup industry.
3. The establishment of public-private sector partnerships as a mechanism for attracting investment and business development.
4. Providing and maintaining adequate municipal infrastructure and public services to service and support community based economic development.
5. Ensuring that there is an adequate supply of available land for all forms and types of land use.
6. Facilitating and encouraging the development of industries and services which support the high technology industry sector in Ottawa.
7. Providing for a broader mix of land uses in the commercial and industrial land use designations respectively.

8. Supporting and encouraging the expansion of existing businesses.
9. Encouraging the establishment of new “home grown” business opportunities.
10. Taking advantage of the rich culture, heritage and scenery of the area.
11. Developing Lanark Village as a the primary urban centre (‘as a town’). In particular, to improve and maintain the well-being of George Street as the ‘main street’ of the community.
12. Establishing meaningful, permanent employment opportunities for the youth of the community.
13. Supporting the establishment of Home Based Businesses.
14. Developing a marketing strategy in conjunction with local businesses that markets the assets of the Township e.g. labour skills, youth, culture, renewable and non-renewable resources, recreation, scenery, heritage etc.
15. Endeavouring to balance the assessment ratios in order to ensure a sound economic basis for the future (*As a rule-of-thumb a target is a ratio of 70:30 or 70 % of the assessment base consisting of residential assessment and 30 % as commercial industrial*) and to also strengthen the assessment base through the full assessment of buildings and utilities such as the hydro corridor.

6.2 Strategic Initiatives

The intent of this Plan is not to list all of the strategic initiatives of Council and the community that will implement the economic development strategy as these may become dated. Rather, the intent of the Plan is to provide a supportive policy framework for these and other initiatives to come and to facilitate their implementation.

The Plan also recognizes the role of the County of Lanark and the private sector in proposing developments and initiatives which will also strengthen or diversify the economic base of Lanark Highlands. Council’s intent is to work co-operatively with these other sectors of the economy to facilitate economic development.

6.3 Implementation

The implementation of the strategy lies in the concerted and co-operative efforts of the public and private sectors. A number of the components of the strategy are dependent of the actions of the private sector and are apart from the land use policies of this Plan.

Council and departments of the municipality will facilitate the implementation of the strategy through their daily responsibilities. Council will play a key role in the approval of planning applications while staff implements or carries out the policies of this Plan. This review of planning applications will have regard to the elements of the strategy. Council will also play an overall role in co-ordinating the efforts of the public and private sectors through specific decisions and through its interaction with other agencies. Council's intent is to pursue a pro-active stance on community development in embellishing the opportunity for implementing components of the strategy. Council's intent is to also keep the community informed of the implementation of the strategy through a policy of disclosure.

7.0 RESOURCE MANAGEMENT

7.1 Agricultural Resource Lands

The intent of the Plan is to recognize the importance of the contribution of the agricultural industry to the local economy by protecting existing agricultural activities and providing for their expansion.



7.1.2 Policies

1. Agriculture and related uses will be permitted. In particular, Council supports and encourages the maple syrup industry within the municipality and related ‘value-added’ activities e.g ‘sugar shacks’, eco-tours, restaurants. Agriculture includes such land use activities as the growing of crops, livestock husbandry, aquaculture, apiaries, maple syrup production, agroforestry and related agri-commercial and agri-industrial industries e.g. abattoir, feed mill, food processing plant, farm implement dealer etc.
2. The Minimum Distance Separation Formulae I and II, as amended from time-to-time, of the Ministry of Agriculture, Food and Rural Affairs will apply to livestock facilities and non-farm residential uses to reduce incompatibility concerns about odour from livestock operations. (See **Appendix 4 - Minimum Distance Separation Formulae I and II**)
3. Farm operations will be encouraged to expand their operations and to not seek non-farm related consents which may interfere with agricultural productivity.
4. Non-farm development and unrelated agricultural activities will be discouraged in the vicinity of viable farming operations unless it is demonstrated that they are compatible and will not interfere with normal farming practices.
5. Council will support provincial regulations and directives for nutrient management plans for intensive livestock operations. Council will ensure that nutrient management plans are prepared for all intensive livestock operations.
6. Council may utilize the *Topsoil Preservation Act* to regulate or prevent the removal of topsoil in the municipality.

7.2 Mineral Resources

7.2.1 Introduction

Mineral Resources (mineral aggregates and minerals) are finite resources that are vital to the construction of roads, building foundations and provide a wide array of industrial and value-added products. Lanark Highlands has a wealth of mineral and aggregate resources including the Tatlock quarry which is a world class producer of calcium carbonate.

The Township recognizes the importance of its mineral resources as a limited and non-renewable resource which may be required to meet the needs of the Municipality, surrounding areas and national and international markets.

The Ministry of Northern Development and Mines has mapped the occurrence of mining activities and mineral reserves. The Earth Resource & Mineral Exploration Site (ERMES data base) illustrates a number of sites in the Mineral Deposit Inventory (MDI) and includes areas of high mineral potential. The Abandoned Mines Inventory (AMIS) contains information related to potential mine hazards.

7.2.2 Provincial Policy Statement (PPS)

The policies of this Plan have been formulated having regard to the Provincial Policy Statement (PPS), which establish that all parts of Ontario possessing mineral resources share a responsibility for their protection for long term use for economic value to the Township. It is a policy that as much of the mineral resource as is realistically possible will be protected for their long term resource value to supply needs as close to markets as possible.

7.2.3 Definitions

For the purpose of this Plan, the following definitions shall apply:

Areas of Mineral Potential: means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence. Areas of mineral potential are identified using accepted scientific methodology.

Deposits of Mineral Aggregates: means an area of identified mineral aggregates that has a sufficient quantity and quality to warrant present or future extraction.

Mine Hazards: means any feature of a mine as defined under the Mining Act any related disturbance of the ground that has not been rehabilitated.

Mineral Aggregate: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purpose, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline, syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Deposits: means an unusually large or rich concentration of valuable minerals identified within a small part of the Earth's crust.

Mineral Aggregate Operation: means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary or related products.

Resources Constraint Overlay area may only be developed where Council is satisfied through consultation with the Ministry of Northern Development and Mines (MNDM) that the proposed use or development will not preclude or hinder the establishment or new operations or access to Mineral Resources and that issues of public health, public safety and environmental impacts, where applicable are addressed. Council will

establish procedures for the review and consultation process.

7.2.4 Permitted Uses

It is a policy that the permitted uses within areas designated as part of the **Mineral Aggregate Resource** include the following:

1. Pits and quarries.
2. Wayside pits and quarries.
3. An agricultural use (see **Section 7.1.2**)
4. Forestry (see **Sections 3.14 and 7.4**)
5. Uses associated with pit and quarry operations such as crushing facilities, stock piles, screening operations, asphalt plants and aggregate transfer or recycling operations provided they do not prevent the opening of a pit, quarry, wayside pit or quarry.
6. Crushers, screeners, asphalt plants and recycling operations are permitted where they have been certified and the site approved by the Ministry of the Environment.
7. Passive recreation uses not including buildings or structures.
8. Existing dwellings in a Mineral Aggregate Resources Area may be protected as legal conforming uses and may be expanded where Council determines that such dwellings will not hinder access to the resource, or the continued operation of pits and quarries.
9. New dwellings may be permitted where, through a screening process, where Council determines that the use will not hinder access to the resource, or the continued operation of pits. New dwellings will not be permitted in association with a quarry operation. Qualifying properties will generally be those which are not licensed under the *Aggregate Resources Act*, are not classified as being of primary or secondary mineral aggregate significance or are on a property where the resource is known to be depleted. Construction may also be permitted on properties which are 1.2 ha (3 ac.) or less which are vacant lots of record and do not conflict with any adjacent mineral aggregate operation (see **Section 7.2.5 - Influence Area**).

Council may enact a temporary use by-law (see **Section 10.11.9**) to permit the erection of

buildings for any of the non-mineral aggregate resource uses permitted above.

7.2.5 Zoning

It is a policy that existing pits and quarries, licensed/authorized under the Aggregate Resources Act (ARA), be zoned for extraction and associated accessory uses in the zoning by-law to the extent of the ARA license boundary. Areas of existing zoning shall be recognized in the implementing Zoning By-law, provided the areas fall within the Mineral Resources designation.

The lands within the Mineral Resources designation which are not zoned for a pit, quarry or mine, will be placed in an appropriate zone category to protect the lands from sterilization by new development. When determining the boundary of a Mineral Resources area in the zoning by-law Council shall have the flexibility to set the limits of the boundary provided that sufficient land is delineated to accommodate the extent of the mineral deposit, including other lands that may be necessary to accommodate uses normally associated with mineral extraction operations such as crushing, screening, stockpiling, etc. Due regard will also be given to compatibility with adjacent land uses, particularly, existing sensitive land uses, ensuring that access to the resource, both existing and future, is not hindered and that mitigation, such as the use of setbacks and other techniques can be provided.

An amendment to the zoning by-law will be required prior to the establishment of a new pit, quarry or mine and the expansion of an existing licensed boundary under the Aggregate Resources Act.

Lands which are depleted of mineral resource potential or lands which are subject to phasing of the extraction shall be rehabilitated in a stable and re-vegetated condition with consideration for subsequent land uses. It shall be a policy that past producing mining operations or active mining operations shall be subject to the provisions of the Mining Act with respect to rehabilitation and/or closure.

Council may enact a temporary use by-law (see Section 10.11.9) to permit the erection of buildings for any of the non-mineral resource uses permitted above.

In areas identified as a Mineral Resources Constraint Overlay, the following uses shall be permitted where Council is satisfied through consultation with the Ministry of Northern Development and Mines (MNDM) that the proposed use or development will not preclude or hinder the establishment of new operations or access to mineral resources.

- uses permitted in the underlying land use designation which do not preclude the establishment of new operations or access to mineral resources may be permitted only where the lands are not being used for a Mineral Mining Operation;

- a Mineral Mining Operation subject to amendments to the Official Plan and Zoning By-law and to the approval of the Ministry of Northern Development and Mines under the Mining Act and the Environmental Assessment Act respectively;
- any associated or ancillary use to an approved Mineral Mining Operation, including but not limited to the extraction of ore, a mine, crushing facilities, stock piling and storage of raw materials, finished products or overburden, screening, mixing, blending, washing, handling weighing;
- any accessory buildings or structures to an approved Mineral Mining Operation;
- any facilities for loading, shipping or transfer of mineral resources; and
- any activities and operations associated with the progressive rehabilitation of the lands or closure of the mine.

7.2.6 Site Development of Pits and Quarries

Applicants will be required to utilize the Provincial Standards set out in the "Aggregate Resources of Ontario" (Queen's Printer, 1997) as a guideline in the preparation of the site plans and required reports. Details to be shown on the site plan will include but not necessarily be limited to the following matters and will be utilized to assist Council in the review of applications for redesignations and rezonings:

- existing features and topography
- existing and proposed surface water drainage and drainage facilities
- the location of existing and proposed stockpiles of topsoil and overburden
- the sequence and direction of proposed pit or quarry development
- the elevation of the groundwater table and the final depth of excavation
- existing and proposed areas for fuel storage and scrap materials
- the area in hectares to be excavated
- the location and labelling of all excavation setbacks from the property boundaries
- the location of any proposed berms, their heights and landscaping
- the location and setback of buildings and structures e.g. weigh scales and vehicle storage areas
- the location and widths of entrances to the site and haul routes off-site
- details on the hours of operation and truck volumes
- the maximum number of tonnes to be removed from the site in any calendar year
- the sequence and direction of progressive rehabilitation
- details on slopes and how the slope will be established on the excavation faces and the pit floor
- details of the final rehabilitation of the site e.g landscaping, drainage, elevations,

buildings, final slope gradient

Council may use the authority of the *Municipal Act* re: haul routes, operating hours, noise etc. and the *Planning Act* with respect to requiring site plans or other matters where they are not superceded under the authority of the *Aggregate Resources Act*.

All pit and quarry uses must satisfy the requirements of the public body having jurisdiction with respect to pumping and dewatering, water supply, solid and liquid waste disposal and control of emissions, such as noise, dust and vibration.

7.2.7 Influence Area

It is a policy to establish influence areas as a means to avoid incompatible land uses. An influence area is not a strict buffer or setback area where development is automatically prohibited. The influence area is that area where impacts may occur or be experienced from Mineral Resource operations. Consequently the intent of this policy is to determine the impacts and to assess whether they can be mitigated to an appropriate level when measured against provincial standards. The influence area applies between a sensitive land use Section 7.2.7 (b) and (c) shall apply when assessing the impacts of a proposed or expanding extractive operation in the vicinity of an existing sensitive land use. Where impacts cannot be appropriately mitigated, the development of the sensitive land use, or conversely, a new or expanding extractive operation shall not be permitted.

7.2.8 New or Expanding Extractive Operations

When considering the establishment of a new pit or quarry or the expansion of an existing pit or quarry, or an amendment to the Land Use Plan to redesignate lands for a pit or quarry, the following planning principles shall apply:

1. A zoning by-law amendment will be required for the extraction area. Council will ensure that the amount of land proposed for the rezoning or redesignation shall meet the needs of the industry for the proposed extraction or licensed area including ancillary activities.
2. Council shall be satisfied that off-site impacts such as noise, vibration, haul routes, public health and public safety and quality of life issues shall be assessed on the basis of their predictable, measurable, and objective effects on the people and that adverse effects can be mitigated to an appropriate level when they exceed limits established by provincial standards, regulations and guidelines.
3. Council shall be satisfied that off-site water quality and quantity shall not be compromised and that the cumulative impacts of

adjacent extractive operations have been considered such as the impact on groundwater and surface water resources, natural heritage features and municipal and county road systems.

4. Measures shall be provided for rehabilitation and/or closure plans including the identification of any proposed sequential or final land use, where required. The proponent shall design the rehabilitation and/or closure plan with the objective of enhancing the natural environment. Plans shall show provisions for landscaping, drainage, final elevations, building and final slope gradients. Long term monitoring plans shall be provided, where required.
5. Confirmation from the Ministry of Natural Resources that the proposed extraction will meet all requirements for licensing of the pit or quarry under the Aggregate Resources Act subject to the appropriate land use policies, land use designation and zoning being in place.

7.2.9 Portable Asphalt/Concrete Plants

It is a policy to recognize portable asphalt/concrete plants as an important part of aggregate operations.

Portable asphalt/concrete plants, used by a public road authority or their agents, shall be permitted throughout the Planning Area without an amendment to this plan or to the zoning by-law except in areas designated **Village and Hamlet Settlement Area, Lake Development District, Rural Co-operative District or Environmental Protection Area.**

If asphalt or concrete for a public road project cannot be obtained from an existing asphalt/concrete plant, attempts should be made to locate the portable plant in a wayside pit, vacant industrial site, the highway right-of-way, or on inactive or less productive agricultural lands.

Portable asphalt/concrete plants are subject to the following provisions:

1. Portable asphalt/concrete plants will be removed from the site upon completion of the project.

2. All portable asphalt/concrete plants must have a Certificate of Approval from the Ministry of the Environment and shall also require a location approval by the district manager of the Ministry of the Environment.
3. Sites used for portable asphalt/concrete plants within the agricultural area shall be rehabilitated to their former agricultural capability.

DEFINITION

"Portable asphalt plant" means a facility:

1. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
2. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

"Portable concrete plant" means:

3. a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads or driveways.
4. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

7.2.10 Resource Identification or Depletion

It is a policy that an amendment is required to this Plan and to the implementing zoning by-law to designate/zone mineral aggregate resource lands not currently identified or conversely to redesignate or rezone existing lands wherein the resource has been depleted.

In considering such an application for an amendment to designate mineral aggregate resources, the Municipality shall require information associated with an application for a license as set out in the *Aggregate Resources Act* in addition to the matters set out in **Section 7.2.7** above.

The removal of any **Mineral Aggregate Resources Area** designation from the **Land Use Schedules** to this Plan shall take into account the following:

- A. Evidence, provided by the applicant, indicating that the aggregate extraction is unfeasible due to quality, quantity, other development constraints or that the resource has been depleted.
- B. the necessity of the land use change in comparison to the necessity of conserving the aggregate resource e.g. development of the land will not sterilize the use of resources on adjacent lands, the lands are not natural heritage features (wetlands, habitat areas) (see **Section 7.5 - Natural Heritage Features.**)
- C. the reason for the choice of location and the consideration given to alternate locations on non-aggregate land; and,
- D. the consideration given to the option of sequential land use, in which the aggregate is removed prior to the development of the land for the proposed use.

Reference may be made to the Non-Renewable Resources Training Manual, MNR for Mineral Aggregates in seeking further guidance on the application of the criteria for evaluating mineral aggregate resource lands and/or their potential redesignation.

7.2.11 Special Policy Area

1. Introduction

OMYA (Canada) Inc. presently supplies white high calcium carbonate ore (crystalline limestone) from the Tatlock quarry to the Perth plant. These lands are situated in the geographic centre of the former Township of darling, now part of the amalgamated Township of Lanark Highlands. OMYA (Canada) Inc. produces high purity and brightness finely ground calcium carbonate products in powder and slurry form for the paper, plastics, paint, pharmaceutical, chemical, agribusiness and building industries.

2. Location

The following policies apply to those lands shown on **Schedule 'A3', Land Use Plan** which are identified as being Lots 3 and 4, Part of Lots 5, 6 and 7, Concession 4, and lots 2 through 7, Concession 5, former Township of Darling, now in the Township of Lanark Highlands.

3. Policies

On lands which are designated as a **Special Policy Area**, the permitted uses shall be restricted to existing uses with two exceptions. Within the **Special Policy Area**, there are two parcels of land which are currently licensed under the *Aggregate Resources Act*. Parcel 'A' [License No. 4241, issued July 30, 1998] is a licensed quarry and Parcel 'B' [License No. 4300, issued July 28, 1998] is a licensed pit. For these two parcels of land, mineral extraction and all ancillary permitted uses are permitted in accordance with **Section 7.2** of this Plan with the following exemptions: where the approved site plans and attached conditions of those site plans do not comply with the policies of the aforementioned subsection, these plans as approved under the *Aggregate Resources Act* shall apply.

The balance of the lands within the **Special Policy Area** shall be restricted to existing uses in accordance with the applicable policies of this Plan. No change in land use shall be permitted except through an amendment to this Plan.

The subject lands shall be rezoned where necessary to the appropriate zone categories. Lands not actively used for a mineral aggregate operation as defined in the Provincial Policy Statement may be placed in a holding zone. The holding symbol may be lifted upon satisfying any requirements or conditions for licensing or phasing set out under the *Aggregate Resources Act*.

For those lands designated as **Special Policy Area**, the Township of Lanark Highlands has already received an application to amend the Plan such that the lands will be designated **Mineral Aggregate Resources Area** upon completion of the necessary studies. This application seeks to recognize the existing licensed areas as well as allow for the expansion of the existing operations, subject to the policies of **Section 7.2** of this Plan.

7.2.12 Portable Asphalt/Concrete Plants

It is a policy to recognize portable asphalt/concrete plants as an important part of aggregate operations.

Portable asphalt/concrete plants, used by a public road authority or their agents, shall be permitted throughout the Planning Area without an amendment to this Plan or to the zoning by-law except in areas designated Village and Hamlet Settlement Area, Lake Development District, Rural Co-operative District or Environmental Protection Area.

If asphalt or concrete for a public road project cannot be obtained from an existing asphalt/concrete plant, attempts should be made to locate the portable plant in a wayside pit or wayside quarry, vacant industrial site, the highway right-of-way, or

on inactive or less productive agricultural lands.

Portable asphalt/concrete plants are subject to the following provisions:

1. Portable asphalt/concrete plants will be removed from the site upon completion of the project.
2. All portable asphalt/concrete plants must have a Certificate of Approval from the Ministry of the Environment and shall also require a location approval by the district manager of the Ministry of the Environment.
3. Sites used for portable asphalt/concrete plants within the agricultural area shall be rehabilitated to their former agricultural capability.

Definition

Portable asphalt plant means a facility:

1. With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
1. Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

7.3 Mineral Resources

7.3.1 Introduction

The Ministry of Northern Development and Mines has determined that the Provincial Policy Statement has application to the Planning Area.. The Ministry has mapped the occurrence of mining activities. The Abandoned Mines Inventory (AMIS) contains information related potential mine hazards. The intent of the Plan is to provide a policy

framework that ensures that new development does not impede access to mineral resources.

7.3.2 Policies

1. It is a policy to recognize the importance of mineral resources for their economic value to the Planning Area. For the purposes of the Plan, parts of the Planning Area have been identified as an “Area of Planning Interest” by the Ministry of Northern Development and Mines. In addition, mapping provided by the Ministry (ERLIS Database) illustrates a number of sites in the Mineral Deposit Inventory (MDI). Finally, the Ministry has identified a number of abandoned mines or mine hazards. The MDI and AMIS points are illustrated on **Land Use Schedules ‘A1 to A4’**.

2. **Mine Hazards**

Where an application for any of the following is made: a consent, a plan of subdivision, an official plan or zoning amendment, and the lands are within 500 m (1,640 ft.) of a mine hazard as shown on the **Land Use Schedules**, the proponent shall provide evidence to the municipality that the site is safe for development or alternatively, that the site can be rendered safe for development through remediation or rehabilitation. Such evidence shall be required prior to issuing a building permit.

3. **Mineral Potential or MDI**

Where an application for any of the following is made: a consent, a plan of subdivision, an official plan or zoning amendment, and the lands are within 500 m (1,640 ft.) of an MDI or area shown as having mineral potential, Council shall consult with the Ministry of Northern Development and Mines to determine if the proposed application:

- A. Will or will not preclude or hinder the establishment of new mining operations.
- B. Whether the resource use would not be feasible; or
- C. Whether the proposed land uses or development serves a greater long term public interest; and
- D. Whether issues of public health and safety and environmental impacts are addressed.

Subject to the above screening, Council may approve, modify or refuse an application for development and impose such conditions as are essential to protecting mineral resources e.g. providing for a separation distance, buffering etc.

4. **New Mines**

It is a policy that the establishment of new mines shall be subject to the approval of the Ministry of Northern Development and Mines under *The Mining Act and The Environmental Protection Act* and will require an amendment to the Official Plan and an amendment to the zoning by-law. Permitted uses within any potential Mine Designation shall include **mineral mining operations** and ancillary uses. Influence areas and separation distances for a Class III industrial use (per the Ministry of the Environment Guideline D-6) shall be taken into consideration in the approval of the location of mine processing, storage and mine buildings. Consideration will also be given to the impact on natural heritage features and the provisions of **Section 7.5** for conserving and protecting such features.

5. **Rehabilitation**

It shall be a policy that past producing mining operations or active mining operations shall be subject to the provisions of *The Mining Act* with respect to rehabilitation and/or closure.

6. **Influence Area**

It is a policy to recognize an influence area as a means of protecting existing **sensitive land uses** and other potentially non-compatible land uses in the vicinity of proposed mining operations from a land use conflict and reciprocally to protect mining operations from the encroachment of incompatible land uses. Development may be permitted in the influence area only where the impacts of mining operations can be properly mitigated. For the purposes of this Plan, the influence area shall be generally 1,000 m (3,280 ft.). The establishment or modification of the influence area should be carried out in consultation with the Ministry of Northern Development and Mines and the Ministry of the Environment and may be done without amendment to this Plan.

7. **Resource Depletion**

Where the mineral resource has been depleted and the mine or lands associated with the mining operation have been rehabilitated and remediated to properly address public health, safety and environmental concerns or closed in accordance with plans approved by the Ministry of Northern Development and Mines, these lands may revert to an alternative resource use where there is an overlapping

designation with the mining resource lands designation or alternatively where such is not the case, the lands may be redesignated by amendment to this Plan.

These policies are inclusive of **Section 8.3 - Contaminated Sites** of this Plan.

7.4 Forestry

It is the policy of the Council to recognize the importance of forests as a renewable and sustainable resource within the Planning Area. This includes recognition of timber harvesting and silviculture activities of commercial timber operators carried out on Crown and privately owned land.

Crown land falling under *The Crown Forest Sustainability Act*, and in County forests, forestry management and wood production activities shall be permitted and encouraged. Council recognizes that other land uses may co-exist with timber operations and such uses including outdoor recreation, eco-tourism, trapping, traditional native land use activities, shall be permitted as complementary activities.

In recognizing the importance of the forest resource within the Planning Area, it is a policy to both support and help co-ordinate the application of forest resource management techniques to ensure compatibility with harvesting, renewal and maintenance operations with other resource attributes, particularly wildlife and fish habitat. This includes adherence to a Fire Management Agreement and plan now in place with the Ministry of Natural Resources.

It is important that commercial timber management and timber harvesting operations undertaken on private land provide for adequate setbacks from water courses and/or the use of appropriate harvesting techniques in order to protect aquatic ecosystems. The following documents provide guidelines and standard practices and can be used as a model for private land forest activities:

- Code of Practice for Timber Management in Riparian Areas (Ministry of Natural Resources, 1991).
- Timber Management Guidelines for the Protection of Fish Habitat (MNR, 1988).
- Environmental Guidelines for Access Roads & Water Crossing (MNR, 1990).

Commercial timber management and harvesting operations will be subject to the County of Lanark Tree Cutting by-law and Council may implement the direction contained in the above documents through the passing of by-laws pursuant to the Municipal Act.

7.5 Natural Heritage Features

Natural heritage features and areas are those areas which are important for their environmental and social values as a legacy of the natural landscapes of the area. Collectively, the individual natural heritage features and areas within a given Planning Area form a natural heritage system. It is intended that the particular features identified in Lanark Highlands will be conserved for their natural heritage value.

Natural Heritage Features are shown on **Schedules ‘A1 - A5’, Land Use Plan.**

7.5.1 Definitions

For the purposes of this Plan, the following definitions, as excerpted from the Provincial Policy Statement shall be utilized in the application of the Natural Heritage Features policies:

Adjacent Lands means those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of adjacent lands are specified in the following sections of this Plan: 7.5.2(2) provincially significant wetlands and wildlife habitat, 7.5.2(3) Deer Yards, 7.5.2(4) Fish Habitat, 7.5.2(5) Areas of Natural and Scientific Interest (ANSI), and 7.5.2(6) Endangered and Threatened Species.

Areas of Natural and Scientific Interest (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

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*; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the *Drainage Act*.

Ecological Functions means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Endangered species means any native species, as listed in the Regulations under the *Endangered Species Act*, that is a risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed.

Fish Habitat means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Natural Heritage Features and Areas means features and areas, such as significant wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valley lands south and east of the Canadian Shield, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative Impacts: means

- In regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the *Fisheries Act*, using the guiding principle of no net loss of productive capacity.
- In regard to other natural heritage features and areas, the loss of the natural features or ecological functions for which an area is identified.

Significant means:

- A. In regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the province, as amended from time to time.
- B. In regard to other natural heritage features, ecologically important in terms of features, functions, representation or amount and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. Criteria for determining significance may be recommended by the Province but municipal standards that achieve the same objective may also be used.
- C. In regard to other matters, important in terms of amount, content, representation or effect.

Site Alteration means activities, such as fill, grading and excavation, that would change the land form and natural vegetative characteristics of a site.

Threatened species means any native species that is at risk of becoming endangered through all or a portion of its Ontario range if the limiting factors are not reversed.

Valleylands means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Wetlands means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the

presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major wetlands are swamps, marshes, bogs and fens.

Wildlife Habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable stage in their annual life cycle; and areas which are important to migratory or non-migratory species.

Woodlands means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

7.5.2 Natural Heritage Features Policies

1. Natural Heritage Features

Natural Heritage Features are individually identified with separate symbols or other means on **Schedules 'A1 - A5', Land Use Plan**. Natural heritage features which have been identified in Lanark Highlands include:

(Note: areas refer to the geographic township in which the feature is located i.e. Dalhousie means the geographic township of Dalhousie.)

A. Fish Habitat

- The Clyde River, where it passes through Clydesville, Lanark Village, River Farm Lane, and Langstaff Road
- Gunn Creek, where it passes Lammermoor Road in Lanark
- The Mississippi River at Fergusons Falls in Lanark
- The Indian River at Halls Mills in Lanark
- The eastern and western edges of Dalhousie Lake in Dalhousie
- Sheridans Rapids (4 separate habitats along the Mississippi River) in Dalhousie
- Raycroft Peninsula in Darling
- Joes Lake (2 habitats) in Lavant
- Flower Station (2 habitats) in Lavant
- The south-eastern shore of Flower Round Lake in Lavant
- Graham Lake in Lavant
- The southern shore of Robertson Lake in Lavant

B. Wetlands (Significant wetlands in the Canadian Shield)/Areas of Natural and Scientific Interest (ANSI)

- Darling Township Forest (Little Green Lake) ANSI (provincially significant)
- White Lake ANSI (provincially significant, candidate)
- Innisville Wetlands ANSI (provincially significant)

C. Significant Wildlife Habitat

- The southern shore of Quig Lake in Lanark
- The south-eastern point of Gillies Lake in Lanark
- North of Patterson Lake in Dalhousie
- The northern edge of McCullochs Mud Lake in Dalhousie
- Cranberry\Skunk\Coyle Lake area (4 habitats) in Darling
- Raycroft Creek area (3 habitats) in Darling
- Southeast of Clyde Lake in Lavant
- Lavant Creek in Lavant
- Black Creek (2 separate habitats) in Lanark and Darling

These natural heritage features include heron rookeries, and nesting sites for osprey, turkey vulture, goshawk, red shouldered hawk amongst other species. (Note: *locations are contained in the provincial data base and to ensure the protection of the species, the specifics are not included in the Plan, but are available upon landowner request.*)

D. Deer Yards

- A large deer yard north-west of Dalhousie Lake
- 3 large deer yards which encompass much of northern Lavant
- a triangular deer yard that extends from Middleville to Tatlock and Clayton
- a small deer yard west of Brightside

Based on information provided by the Ministry of Natural Resources, within these areas of prime winter deer habitat consist of forested areas containing a high proportion of mature conifer such as hemlock, cedar, spruce or pine in stands ranging from tall with dense crowns to those with less height or with patchy openings. These areas are often interspersed with hardwood stands and preferred browse species such as sumach, hard and soft maple dogwood and cedar. This combination of stands provides concealment, protection against the elements and browse which together with south or west facing slopes are used by deer as sunning locations.

The above list of Natural Heritage Features is not intended to be comprehensive. Additional features may be added to the inventory from sources such as a naturalist club, conservation authority or other agency, or by Council where the basis of the information is adequate to determine the nature and importance of the feature. Such information may be incorporated as part of a regular update of this Plan or by a specific amendment. Where additional natural heritage features, which are not identified on the Land Use Schedules to this Plan, are known or identified during the review of a planning application, it shall be considered in accordance with the policies of Section 7.5 Natural Heritage Features.

No identification or evaluation has been undertaken of significant woodlands or valleylands in the municipality other than the Mississippi River corridor [see Section 7.5.2 (7)]. In the interim of formulating appropriate policies for significant valleylands, the applicable policies of Section 7.5.2 (7) will also apply to the Clyde River (including the North Branch, South Branch and Middle Branch), Little Clyde River, Indian River, Campbell Creek, Lavant Creek, Waba Creek, and Black Creek. In general, the requirements for an Impact Assessment set out in Section 7.5.2 (8) will apply to development within 50 m (164 ft.) of the highwater mark or the top of bank, whichever is applicable.

In the interim of developing detailed policies for significant woodlands south and east of the Canadian Shield, development, other than resource activities (i.e. agriculture, forestry, mineral resource extraction, mining), may be subject to an Impact Assessment [see Section 7.5.2 (8)] where the development will require clearing, tree cutting, drainage works or waterway alteration in or adjacent to woodlands (within 50 m) having an area of 40 ha (98.8 ac.) in size or larger. In addition to the requirements for the Impact Assessment, consideration will be given to the impact on the features of the woodland such as significance of the vegetative communities, age and species composition, value to wildlife habitat, wildlife corridors, uniqueness of the site quality and importance for silva culture.

2. **Wetlands and Wildlife Habitat**

It is a policy of Council to protect and manage the identified *provincially significant wetlands* as ecosystems which are important as habitat for a variety of plant and animal species, for water quality, flood control and water storage and recharge areas and for their value for passive recreation.

Development and site alteration will not be permitted on any wetlands in the municipality which are located south and east of the Canadian Shield.

Development and *site alteration* may be permitted on their *adjacent lands* or on the *adjacent lands* of wildlife habitat for uses permitted in the surrounding land use designation, only if it has been demonstrated through the preparation of an

Impact Assessment as required in **Section 7.5.2 (8) - Impact Assessment** of this Plan, that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified.

For the purposes of this policy, *adjacent lands* to *wetlands* include an area of 120 m (394 ft.) as shown on **Schedules 'A1 - A5', Land Use Plan** or 50 m (164 ft.) in the case of wildlife habitat. In addition to satisfying **Section 7.5.2 (8) - Impact Assessment**, any new *development* or *site alteration* proposed on *adjacent lands* shall also satisfy the land use policies of the underlying land use designation as shown on **Schedules 'A1 - A5', Land Use Plan**.

For wetlands on the Canadian Shield, *development* and *site alteration* may be permitted on such wetlands or wildlife habitat or *adjacent lands* or for uses permitted in the underlying or surrounding land use designation, only if it has been demonstrated through the preparation of an Impact Assessment as required in **Section 7.5.2 (8) - Impact Assessment** of this Plan, that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified.

Many areas exist in the Township which are generally poorly drained and, therefore, are either seasonally or permanently covered by shallow water. Three of these areas are classified as Provincially significant wetlands under the Provincial Policy Statement. These areas have been identified by an "E-1" symbol on Schedules "A1 - A5" to this Plan. The balance of the wetland areas are under review by the public body having jurisdiction and may be classified at some point in the future.

Unclassified Wetlands

While the Township recognizes the environmental significance of all wetlands many wetland areas have not been classified. Unclassified wetlands have been identified as "Low Lying Areas" on the **Land Use Schedules**. Lands within this category will also be placed in a restricted zone in the zoning by-law until such time as the classification of the wetlands can be determined.

In order to develop within unclassified wetlands which are in a restricted zone for any purpose other than the uses permitted in the zoning by-law, a study must be undertaken to determine the classification of the wetland. If it is determined that the wetland is *provincially significant*, the Township will amend the designation of the wetland from Low Lying Area to a wetland designation. Concurrently, the Council shall, pass a zoning by-law Amendment which changes the Zone to a wetland or restricted Zone.

If it is determined that the wetland area is not *provincially significant*, then the lands may be redesignated and rezoned for other purposes as deemed appropriate. Council, in approving development may, however, impose conditions to preserve **locally significant** wetland features or *ecological functions*.

3. **Deer Yards**

Council recognizes that deer yards are significant wildlife habitat areas and, therefore, their preservation is an objective of this Plan. However, it is not Council's position, nor the intent of this Plan, to totally restrict development within these areas. Accordingly, the permitted uses within the identified deer yard constraint areas (shown on the **Land Use Schedules**) shall be the same as those under the applicable land use designation set out in this Plan, provided that in considering the approval of any application for development within the constraint areas, Council and, where applicable, the Land Division Committee are satisfied that there will be no *negative impacts* on the natural features or on the *ecological functions* of the respective Deer Yard. An *Impact Assessment* shall be required for this purpose.

Council may require an amendment to the implementing zoning by-law prior to development taking place within deer yard constraint areas as a means to provide for their protection i.e.:



- residential uses by new plans of subdivision;
- institutional uses;
- rural commercial and industrial uses; and
- major recreational uses, such as recreational vehicle parks and campgrounds.

Residential development on existing lots of record will not require rezoning. New lots created through applications for consent may require rezoning in some instances.

4. **Fish Habitat**

It is a policy of Council to protect fish habitat for their *fish habitat* values in compliance with the *Fisheries Act (administered by the Department of Fisheries and Oceans)*. **Development** and **site alteration** may be permitted in and adjacent to *fish habitat* on these water bodies (adjacent lands) and their associated tributaries provided it has been demonstrated through the preparation of an Impact Assessment as required in **Section 7.5.2 (8) - Impact Assessment** of this Plan, that there will be no *negative impacts* on the *fish habitat* or on the *ecological functions* for which the area is identified.

It is a policy to provide for a net gain of productive capacity wherever possible. More specifically, *development* and *site alteration* in and adjacent to *fish habitat* shall not result in:

- net loss of fish habitat
- the harmful alteration, disruption, degradation or destruction of fish habitat
- restriction of fish passage

For the purposes of this policy, adjacent lands to *fish habitat* include a distance of 30 m (98.2 ft.) from the shoreline abutting water bodies [see **Section 7.5.2 (1) (A)**]. Council recognizes that *fish habitat* areas are not limited to the above noted lakes and Council may require an Impact Assessment for development abutting the shoreline of other water bodies in the Planning Area.

Prior to permitting any *development or site alteration*, as defined, the proponent, (or a governmental authority where the governmental agency is the proponent), shall undertake an Impact Assessment as described in **Section 7.5.2 (8)** below.

(See also **Section 3.6.3 to 3.6.6 - Lake Development** for policies affecting shoreline development.)

5. Areas of Natural and Scientific Interest (ANSI)

It is a policy of Council to protect Areas of Natural and Scientific Interest for their natural and scientific values. Existing uses as of the date of approval of this Plan will be permitted to continue in or adjacent to an Area of Natural and Scientific Interest. New development including the expansion of existing uses and the site alteration.

Development and *site alteration* may be permitted on the *adjacent lands* of ANSI's, only if it has been demonstrated through the preparation of an Impact Assessment as required in **Section 7.5.2 (8) - Impact Assessment** of this Plan, that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified.

For the purposes of this policy, *adjacent lands* to ANSI's include an area of 50 m (164 ft.). In addition to satisfying **Section 7.5.2 (8) - Impact Assessment**, any new *development* or *site alteration* proposed on *adjacent lands* shall also satisfy the land use policies of the underlying land use designation as shown on **Schedules 'A1 - A5', Land Use Plan**.

6. **Endangered and Threatened Species**

No development or site alteration will be permitted in significant portions of the habitat of endangered and threatened species. *Development* and *site alteration* may be permitted on the *adjacent lands* of endangered or threatened species, only if it has been demonstrated through the preparation of an Impact Assessment as required in **Section 7.5.2 (8) - Impact Assessment** of this Plan, that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified.

For the purposes of this policy, *adjacent lands* to endangered or threatened species include an area of 50 m (164 ft.). In addition to satisfying **Section 7.5.2 (8) - Impact Assessment**, any new *development* or *site alteration* proposed on *adjacent lands* shall also satisfy the land use policies of the underlying land use designation as shown on **Schedule 'A1 - A5', Land Use Plan**.

7. **Mississippi River Corridor**

Council views the Mississippi River as an important natural feature, which confers economic, recreational and environmental benefits and responsibilities upon the Township. For example, its littoral includes a significant wetland, mud lakes and low lying areas, which in the absence of flood plain mapping, must be carefully developed to prevent undue risk of flood damage and threat to public safety. Additionally, the McCulloch Mud Lakes Complex (McCulloch, Purdon, Mud) contains important Pike spawning locations, essential to the preservation of that fishery in Dalhousie Lake. Proponents of development will be required to demonstrate that their proposals take full account of the foregoing considerations. Specific requirements will be set out in the zoning by-law, and site specific requirements such as special setbacks, retention of natural vegetation cover, use of environmentally friendly materials or techniques and remediation measures aimed at ensuring safe development and environmental protection, may be required. (See also **Section 3.6.3 to 3.6.6 - Lake Development District**.)

8. **Impact Assessment**

Council will require an impact assessment for *development* and *site alteration* proposed in designated Natural Heritage Features and *adjacent lands*. An Impact Assessment (IA) will be prepared to support planning applications such as Official Plan amendments, zoning by-law amendments, plans of subdivision, consent etc., prior to the approval of the proposed *development* or *site alteration*. Where the impact of the *development* and/or *site alteration* cannot be mitigated, it will not be permitted.

An Impact Assessment (IA) is intended to provide for an assessment of the potential impact of a proposed *development* or *site alteration* on a particular natural heritage feature and shall be used to determine whether the proposed *development*, redevelopment or *site alteration* should or should not be permitted. The IA will be undertaken by the proponent of *development* and/or *site alteration*.

The components of the IA shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full site assessment. For example, a single detached dwelling may only require a scoped assessment while a subdivision, multiple unit residential complex, major commercial or industrial development, golf course etc. will require a full site assessment. Council may consult with the Mississippi Valley Conservation Authority/MNR, as applicable in determining information requirements and the type and content of an IA. The following is intended to provide a guideline on the potential scope of an IA:

- a description of the study area and landscape context;
- description of the development proposal;
- identification of those features and functions likely to be affected by the development proposal;
- assessment of the potential impacts of the proposed development on key features and functions;
- identification of mitigation requirements and monitoring requirements;
- quantification of residual impacts (those that cannot be mitigated) if any; and
- review and decision

Reference should be made to **Appendix 5** which sets out guidelines for conducting an Impact Assessment. Reference may also be made to the *Natural Heritage Reference Manual*, Ministry of Natural Resources, regarding standards and approaches to conserving and protecting natural heritage features in a Planning Area. Council may undertake a peer review to assist with the technical review and findings of an IA.

9. **Implementation Measures**

Council may use zoning, site plan control and the provisions of the *Municipal Act* (site alteration controls) as measures to implement recommendations or results of an Impact Assessment or to govern the spatial relationship of buildings and structures to natural heritage features.