



TOWN OF THESSALON OFFICIAL PLAN

JUNE 2026







PREPARED BY:

Powell Planning & Associates

LAND ACKNOWLEDGEMENT

We respectfully acknowledge that the Town of Thessalon is situated on the traditional territory of the Anishinaabe, in particular the Anishinaabek of Thessalon First Nation. We are grateful to have the opportunity to live and work in this territory and on this land.

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THE STRUCTURE OF THE PLAN

This Official Plan is divided into five parts, each of which is described below.

PART A (Vision) contains the Vision of the Plan. This Vision reflects anticipated land use issues and the values of Thessalon citizens. Part A also contains the Goals of this Plan which are intended to reflect core values of the Town and form the basis of the Plan. Lastly Part A contains a Population, Housing and Servicing Strategy that is intended to articulate the Town's intended approach to accommodating future growth and ***development***.

PART B (General Planning and Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land. These policies apply to the whole of the Town.

PART C (Land Use Designations) contains the land use policies that apply to lands in the Town.

PART D (Plan Implementation) describes how the policies of the Official Plan will be implemented.

PART E (Interpretation) describes how the policies and land use designations are to be interpreted.

PART A: VISION



PART A: VISION

A1 THE VISION

Thessalon is a small town with a broad range of public services, leisure and cultural facilities. Thessalon exudes a welcoming feeling and a quaint sense of community one would expect from a small northern community.

Thessalon is characterized by its location on Lake Huron and the Trans-Canada Highway, and the Town functions as a service centre to adjacent smaller communities in the area providing services such as medical facilities, a marina, camping, and social amenities.

This Official Plan builds upon the many attributes and amenities the community has to offer. These include a diverse and well-maintained housing stock, modern health facilities, a school, a marina, a prominent commercial base and a range of public service, recreation, leisure and cultural facilities.

Providing for a good quality of life for those who live, work and vacation in Thessalon is a guiding principle of this Official Plan. This Plan will contribute to a good quality of life by encouraging economic diversity, providing for housing choice and affordability as well as open space and accessible shorelines to encourage an active lifestyle. It is the intent of this Plan to provide Council with the planning policies to consider and mitigate the impacts of change on the qualities that make the Town a desirable place to live.

A2 GOALS

1. To provide for a compact and energy efficient land use pattern that optimizes the use of available infrastructure (roads, water, sewer, waste disposal) and public service facilities (schools, hospitals, recreation and cultural facilities, fire and police) and which utilizes densities and ***development*** standards which are cost effective.

2. To manage growth while at the same time maintaining a healthy and liveable urban environment. Residential neighbourhoods will be conserved or developed keeping in mind a sense of human scale, character, safe streets and public spaces, and the provision of amenities. Access to public buildings and facilities shall be designed or upgraded to accommodate the needs of persons with disabilities or special needs.

3. To sustain a healthy economy by providing opportunities for economic development, which includes commercial ***development*** in the Downtown and on the Highway 17 corridor.

4. To provide an appropriate range and mix of housing options and densities including ***affordable*** and market-based housing for all residents and the flexibility to respond to changing market and housing conditions. Also, to maintain at all times, a minimum 15-year supply of lands designated and available for residential growth and for new ***development***, land with servicing capacity sufficient to provide at least a three-year serviced supply of residential units.

5. To sustain active lifestyles and activities commensurate with a “small town atmosphere” while providing opportunities for community development.

6. To conserve the rich cultural heritage and archaeological resources of the community as a sustaining element of the economic base and as an integral component to the theme of community development.

7. To conserve the attributes of the natural physical environment such as wetlands, wildlife communities, trees and vegetation, to conserve the water quality of surface and groundwater systems and to maintain river corridors in their natural state wherever possible.

8. To maintain the well-being of the central area and the highway

commercial corridor through opportunities for mixed-use ***development***.

9. To encourage physical compatibility in land use.

10. To generally divert ***development*** away from lands considered to have natural or human-made hazards e.g. flood plains, and contaminated sites unless it can be clearly demonstrated that the constraint can be safely overcome so as to not endanger property or the health or safety of occupants nor have an adverse environmental impact.

11. To keep the public informed and involved in making land use decisions that affect their lives and the quality of the urban environment.

12. To consult and work with indigenous communities.

13. To encourage and promote a built form that is well designed, encourages a sense of place, and provides for public spaces that are high quality, safe, accessible and attractive and to encourage public facilities to co-locate to improve efficiency and accessibility.

14. To be consistent with the Provincial Planning Statement (2024) and conform to the Northern Ontario Growth Plan (2011). This will include the provision of housing options that are diverse and ***affordable*** and fulfils the Provincial Planning Statement (2024) definition of "***affordable***" as it relates to the Algoma market area.

A3 POPULATION, HOUSING AND SERVICING

A3.1 POPULATION

The population of the Town of Thessalon in 2020 was approximately 1,200 and it is anticipated that over the next 20 years this Official Plan is in effect the population may decline to approximately 1,100 people. However, this Official Plan is not premised upon expectations of sustained population growth, rather this Plan recognizes the important role that Thessalon plays as a regional service centre. Similarly, Thessalon recognizes it has a role to play in offering housing options to retiring rural residents choosing to relocate from the rural area into a settlement area and that this dynamic will create demands for the ***development*** and redevelopment of new housing.

A3.2 HOUSING

This Plan encourages a wide range of housing options to accommodate the needs of future and current residents through land use designations and policies intended to accommodate diversity. Specifically, this Plan provides for housing opportunities through redevelopment adjacent to the Central Area that will provide opportunities for high quality housing proximate to downtown services as well as parks and the waterfront.

Opportunities for infill housing along and adjacent to the Lake Huron shoreline are also identified in this Plan and proposals for multi-residential ***development*** in these areas are contemplated provided the ***development*** can be connected to full municipal services and is compatible with the character of the shoreline.

This Plan also considers vacant lands in the Stanley/Walker Street area to provide a prime opportunity to be utilized for new housing that would be accessible to the school, the park and hospital.

In total, approximately 15 hectares of land are designated and available to accommodate between 200 and 600 new housing units if the demand is warranted. This does not include other opportunities throughout the Town to redevelop underutilized residential, commercial, and institutional sites, or create new infill lots or integrate ***additional residential units*** within and ancillary to existing dwellings. This Plan projects that half of the available housing supply will be ***affordable*** and will address housing need for those who require market-based housing in the Algoma market area.

A3.3 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

The urban (developed) area of Thessalon is serviced by a municipal surface water supply and distribution system. The water system is made up of a water treatment plant located on Sunset Drive on Lake Huron, and a distribution system. There is currently a large storage system for the water located underneath the plant. In general, the Town meets the fire flow requirements of the Ministry of the Environment, Conservation and Parks. Pipe sizes will be enlarged in areas where required to meet the fire flows when funds are available. The water and sewer works are constantly being upgraded as part of the annual maintenance and capital projects.

The Town's Wastewater Treatment System is a Class 1 Wastewater Treatment System and has a capacity of 1,232 m^3/day. According to the 2018 annual monitoring report the system's average daily capacity range for the period 2015 to 2018 ranged from 80% to 91%. Given that this Official Plan anticipates a declining population, the existing Wastewater Treatment Plant should be sufficient to address long-term needs, however major ***development*** proposals with substantial servicing demands will be assessed to understand impacts on the system and the approval of such ***development*** will be contingent on confirmation of sufficient reserve capacity to accommodate anticipated servicing demands.

The Town's Water Treatment Plant was completed in the summer of 2005. The rated capacity of the water treatment plant is estimated at 6,618 m^3. The average treated water flow is 845.5 m^3/day where the maximum treated water flow is 1,464 m^2/day. The plant's maximum production flow rate is approximately 2,200 m^2/day (30 L/s) where the average raw water used per day and the maximum raw water flow per day are 1,027 m^3/day and 1,845 m^2/day, respectively.

The sewage treatment system comprises a two-cell facultative sewage lagoon located east of the urban portion of the community, a collection system (gravity sewers and to a very limited extent grinder pumps/low pressure force mains), and two pumping stations (one wet well and one dry pit) and associated force mains. The sewage system was constructed in the late 1970s through Provincial incentives at a time when the population was reportedly 1,700 and the design population was 2,300. Presently the population is approximately 1,200.

The capacity of these systems will be impacted by residential and non-residential ***development***. As such, the capacity should be monitored as ***development*** occurs within the community. Storm water management will also be an essential component to future ***development*** in meeting provincial water quality objectives.

The Town also administers an extensive network of roads within the community. All of the roads are maintained on a year-round basis. Standards for new road construction subscribe to a 20 metre ROW and municipal construction standards. The Town carries out a regular program of maintenance and road improvements.

A4 ECONOMIC DEVELOPMENT

A4.1 GENERAL

The location of Thessalon as a place for employment, shopping, institutional services, and recreation underlies the relatively healthy economic base the community could enjoy if ***development*** is planned correctly. Growth in the commercial service sector, trades, construction, manufacturing, finance and utilities could be expected while public administration employment is projected to decline.

As with other communities, Thessalon must position itself in the marketplace to sustain its economic health and the quality of life the community enjoys. The role of the Official Plan is to set a positive context for economic development through such measures as ensuring adequate public services and infrastructure, providing a sufficient land supply for all land uses, by clearly articulating the requirements and procedures for processing planning applications and by reinforcing the community values that contribute to Thessalon's image as a safe and secure community and one in which business development is welcome.

This Plan sets forth an economic development strategy to complement and reinforce the policies of this Plan for community development.

PART B: GENERAL PLANNING AND DEVELOPMENT POLICIES



PART B: GENERAL PLANNING AND DEVELOPMENT POLICIES

It is Council's intent to ensure that in the making of planning decisions, that infrastructure is adequate and has the capacity to support existing and new ***development***. This may require the extension or construction of services or optimizing the use of existing services. Further, Council will continue to upgrade, improve or replace infrastructure as funds permit. Council will also support the adaptive reuse of infrastructure and require consideration of the life-cycle cost of infrastructure planning through appropriate measures, such as asset management planning.

B1 SEWAGE AND WATER

The location of the Town's surface water treatment plant and sewage lagoon facility is shown on Schedule A to this Official Plan. Council recognizes the importance of these facilities to sustain existing and future ***development*** and will adhere to the principle of source water protection to ensure the Town's water supply is protected for future generations.

Council shall require, where feasible, that all new ***development*** or redevelopment within the Town of Thessalon utilize the municipal water and sewer system. In addition, the Town will maintain sufficient water and sewage plant capacity to accommodate the new ***development*** or redevelopment. Existing infrastructure shall be optimized prior to new infrastructure being created. Calculations of the uncommitted capacity of water and sewer systems will be required where necessary to determine the capability of services to support new ***development***.

Council shall coordinate servicing and land use planning to ensure that growth management, housing supply, and infrastructure capacity are integrated at all stages of planning. The policies of this Plan shall promote water and energy conservation and efficiency, including the consideration of lifestyle sustainability and long-term financial viability of infrastructure. Opportunities to allocate or re-allocate unused system capacity shall be considered to efficiently meet current and projected housing needs.

Where it is determined that a proposed ***development*** cannot be accommodated within the current system or municipal services are not available, planned or feasible, such ***development*** may proceed on the basis of private communal sewage and water services. Furthermore, where private communal services are

not available, planned or feasible, individual private on-site sewage and water services may be utilized provided that site conditions are suitable for the long-term function of such services and the use of such service is limited to infilling or minor rounding out of the existing settlement. Partial services shall only be considered to address failed on-site private sewage or water systems or to accommodate minor infilling or rounding out of the settlement, provided that site conditions are suitable for the long-term provision of such services with no negative impacts on human health, safety, or the natural environment. The use of any communal servicing system shall require appropriate securities to be able to be leveraged by the Town to ensure the Town is not exposed to financial hardship or liability in the event of the system malfunctions or the ownership group defaults on its maintenance obligations.

The timeline for improvements to sewage and water systems is dependent on ***development***. While it is not anticipated that expansion of the water supply will be required for residential purposes within the Planning Period until such time that the current infrastructure is optimized, improvements may be undertaken to improve looping.

Servicing improvements to the Town's sewage treatment plant will be investigated where feasible and a strategy will be developed to ensure that any limitations on capacity will not unduly restrict future growth and ***development*** opportunities. Sewage and water service planning shall ensure that such systems are provided in a manner that can be sustained by the water resources upon which such services rely, that is financially viable and complies with all regulatory requirements and that protects human health and the natural environment. Such works may be undertaken and are deemed to conform to this Plan.

Sewer or water servicing on the perimeter of the community e.g. north of Highway 17 or to the industrial area in the east end should occur on the basis of contiguous ***development*** and will be subject to a servicing study on the most cost-efficient method of extending such services. Notwithstanding, infill and minor rounding of existing areas of the Town where servicing is not available shall be permitted provided it can be demonstrated through a hydrogeological study that such private services will not negatively impact surface and ground water that could impact human health, safety or the natural environment.

Planning Act approvals to permit sensitive uses or to allow lot creation for sensitive land uses adjacent to the sewage treatment facility shall only be permitted where such uses address MECP *Guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use*. In accordance with this Guideline, a

minimum separation distance of 400 metres is required, however a reduction to 100 metres may be permitted where supported by technical studies addressing potential impacts resulting from noise, odour, and other contaminants and related mitigation measures.

B2 STORMWATER MANAGEMENT AND DRAINAGE

It is Council's policy that stormwater management may be required for all urban ***development*** as a preventative approach (rather than relying solely on end-of-pipe quality control) to protecting water resources (quality and quantity). To this end, for larger scale ***development***, Council encourages ***Low Impact Development*** (LID) alternatives to manage stormwater as close to source as possible.

It is the intent of Council to participate in the development of a watershed management plan as a means to identify the characteristics of water resources and to develop water quality goals and targets as the basis for the long-term comprehensive management of these resources. It is recognized that this will impact on current stormwater management practices in the Town and may lead to development controls or restrictions designed to maintain or improve water quality (e.g. detention ponds, pre and post flow controls, vegetation standards, infiltration techniques, treatment etc.). This may also lead to the development of a master drainage plan and a series of best management practices.

The principles which Council intends to utilize in its approach to stormwater management include:

a) That natural hydrological characteristics are maintained, and where possible, enhanced as the means to protecting the base flow of watercourses.

b) That the natural infiltration of water on lands which are developed, is maximized.

c) That proposed ***development*** will not result in increased downstream flooding or erosion or cause ***adverse effects*** on receiving waters.

d) To ensure that alterations to natural drainage systems are prohibited or at least minimized by maximizing the retention of natural vegetation and by leaving stream channels in their natural form.

e) That sanitary and stormwater sewers are separated.

f) That fish and wildlife habitat is protected, enhanced or restored including habitat linkages where affected by the discharge or outlet of drainage facilities.

g) That a sustainable environmental approach is utilized in protecting water resources.

h) That water quality will be monitored on an ongoing basis as the means to evaluating the effectiveness of stormwater management practices.

i) Minimizing or preventing increases in stormwater volumes and contaminant loads.

j) Maximizing the extent and function of vegetative and pervious surfaces.

k) Promoting stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and ***low impact development***.

l) Integrate stormwater management with planning for sewage and water services and ensure systems are optimized, retrofitted as appropriate, feasible, and financially viable over their full life cycle.

m) Minimize erosion and changes in water balance, including through the use of green infrastructure.

n) Mitigate risks to human health, safety, property, and the environment.

o) Ensure alignment with comprehensive municipal stormwater plans that consider cumulative impacts at a watershed scale.

It is the intent of Council to incorporate stormwater management controls into the ***development*** review and approval process. Proponents of ***development*** will be required to plan for and undertake stormwater management which complies with the above principles as well as any master drainage plan. This may require a sub-watershed management plan for large tracts of land or a stormwater site management plan. Proponents may utilize best management practices where they are consistent with and will achieve the Town's water quality and quantity targets.

In the interim (prior to the development of a master drainage plan), proponents will be expected to assess the impact of the ***development*** on the receiving stream and to utilize a mix of site level, conveyance and end-of-pipe best management practices for the ***development***.

Improvements to storm sewer mains e.g. replacement, or extensions are anticipated as part of the regular program of maintenance by the Town and are deemed to comply with this Plan.

A stormwater management plan or report must be reviewed and approved by the Ministry of Transportation for ***developments*** located adjacent to or in the vicinity of a provincial highway, where drainage would impact a highway downstream.

B3 WASTE MANAGEMENT

The Town's landfill site is located in Huron Shores (Rose Township) and is owned and operated through a partnership with the Town of Bruce Mines and the Township of Plummer Additional. The site became operational in 1999 and has a maximum fill capacity of 125,000 m^3. On the basis of historic and projected rates it is estimated that the remaining capacity of the site is sufficient to serve the Town for 29 years.

The existing transfer site located in the north end of Thessalon (as shown on Schedule 'A' - Land Use Plan) shall only be operated, expanded or closed in accordance with current provincial environmental standards and approvals under *The Environmental Protection Act.* The most recent Provincial inspection for this shared facility was undertaken in 2019 indicated no issues were identified and the amount of waste stored on-site shall not exceed 500 tonnes and the amount of waste received per day should not exceed 3 tonnes.

B3.1 EXISTING OR NEW SITES

Existing active or new sites within the Town may only be operated, expanded or closed in accordance with current provincial environmental standards and approvals. Waste disposal activities may include facilities for recycling, composting, hazardous waste control and ancillary activities in accordance with the Environmental Compliance Approval. New sites, including sites for sewage disposal, will require an amendment to this Plan and will require approval under the *Environmental Protection Act* before an amendment is considered. Sites may include transfer sites utilized for the temporary storage of waste materials.

B3.2 CLOSED OR INACTIVE SITES

Closed or inactive sites may be used for other purposes subject to Section 46 of the *Environmental Protection Act*. No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be used unless prior provincial approval for the proposed use has been given. Otherwise, new ***development*** or lot creation proposed within 500 metres of a former waste disposal site shall be subject to an assessment in accordance with Section B3.3.

B3.3 INFLUENCE AREA

Council recognizes that waste management facilities may have an impact on adjacent land uses. No ***development***, which shall include lot creation, shall be permitted on or within 30 m (98.4 ft.) of the licensed fill area of an active waste disposal facility or area. ***Development*** proposed beyond the 30 m (98.4 ft.) but within an influence area of 500 m (1,640 ft.) of the fill area of an active or closed waste disposal facility or area shall be accompanied by an environmental report prepared by a qualified professional in accordance with the MECP D-4 Guidelines, *Land Use on or Near Landfills and Dumps*, that demonstrates that the proposed ***development*** will not be negatively impacted by the waste disposal facility (e.g. leachate, methane gas, rodents, vermin, odours, fire etc.) Where recommended by the report, the influence area may be reduced subject to measures to mitigate any adverse impacts will be required as a condition of ***development***. The influence area does not apply to existing commercial or industrial land uses or to existing residential lots of record which existed prior to the approval of this Plan.

B3.4 DEVELOPMENT TO HAVE ADEQUATE CAPACITY

Council, in the review of planning applications, will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed ***development***. Council will continue to monitor the capacity of the existing sites and will undertake improvements as required e.g. expand sites or implement operational plans, to maintain adequate capacity for future ***development***.

Council will monitor the environmental impacts of sites to ensure that there is no off-site migration of leachate.

Waste disposal activities may include facilities for recycling, composting, and ancillary activities in accordance with the Certificate of Approval.

B4 TRANSPORTATION

The transportation network of the Planning Area consists of Highway 17, a provincial Highway, Highway 129, a municipal highway, local roads, private roads, and lanes along with sidewalks, open space networks and service lands. The intent of Council to provide for a safe and functional transportation network that facilitates the movement of motorized, non-motorized and pedestrian traffic within and through the Town. Improvements will be made to this system from time-to-time. Components of the system and their functions are further described in the following policies.

The right-of way widths referred to in the following policies reflect commonly accepted provincial standards. However, it is recognized that in Thessalon the right-of-way dimensions of many existing roads are less than these standards and the Town is not proposing to increase them to such standards. New roads, conversely, will be required to conform to the standards.

B4.1 PROVINCIAL HIGHWAY

Provincial highways are intended to accommodate inter-urban and long-distance travel movements through the Town and to destinations outside of Thessalon. Access, buildings, land uses and signs for provincial Highway 17 shall be subject to the limitations under the jurisdiction of the Ministry of Transportation (MTO). Access for new ***development*** will be encouraged primarily through access from local roads and service roads connecting to provincial highways, wherever possible. Right-of-way and design speeds shall be subject to the Ministry of Transportation standards.

In addition to all the applicable municipal requirements, all proposed ***development*** located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future ***development*** that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited. Furthermore, right-of-way widths for a provincial highway will be determined by MTO.

MTO's policy is to allow only one highway entrance for each lot of record. MTO will restrict back lots that do not have frontage on a Provincial highway from using another property owner's entrance. New ***development*** that does not have frontage on a provincial highway must gain access from a new or existing municipal public road that meets MTO access management practices and principles. Furthermore, any ***development*** location within the Ministry's permit control area is subject to MTO review and approval prior to the issuance of entrance, building and land use permits.

Certain lands in the Town have been identified by MTO to be required for a proposed interchange associated with the Thessalon by-pass, which passes through Huron Shores. It is Council's intent to protect these lands as part of the MTO's proposed transportation corridor through the implementation of the zoning by-law.

B4.2 LOCAL ROADS

All other public roads within the Town are considered to be local roads. Local roads have a width of 20.12 metres (66 ft), carry low volumes of traffic at low speeds (40-50 km/hr), provide direct access to abutting property as their primary function and include on-street parking.

B4.2.1 Municipal Service Lanes

The Town has service lanes which run on both sides, and parallel to Main within the downtown core. The lanes are approximately 3.62 metres (11.88 ft) in width and run from Bay Street and Park Street on the east side and between the northerly limit of Lot 10, Plan 8 and the closed part of Park Street on the west side.

B4.2.2 Private Roads

Private roads within the Town perform the same function as Local Roads except that they are privately maintained. The intent is that new or existing private roads meet the same construction standards as Local Roads. New private roads may only be constructed where they service approved condominium ***developments***. It is generally not the intent of Council that these roads be assumed as public roads and Council will require that such roads form part of a common element of the plan of condominium.

B4.2.3 Road Improvements

Subject to a feasibility study, to the availability of funding and meeting the requirements of the *Environmental Assessment Act,* Council may undertake the construction of road improvements or require their construction as a condition of ***development***.

Rights-of-way shall be protected in making planning decisions on community ***development*** for the above noted roads or for redevelopment.

Road improvements may include traffic management measures such as traffic calming as a measure of speed control and safety.

B4.2.4 Sidewalks

Sidewalks constructed to an appropriate standard may be constructed on any local, collector or arterial road and will be required in conjunction with any ***development*** approval where a road is to be constructed and transferred to the Town.

B4.2.5 Alternative Development Standards

Council may permit the construction of a cul-de-sac or local road under an Alternative Development Standard where the road is not a through road and is intended to carry a low volume of traffic.

Council may consider alternative development standards for other infrastructure as a means to provide for more cost-effective and compact ***development***.

B4.2.6 Recreational Trails

Council may develop a system of recreational trails to be integrated with the road network, such as a reserve lane or boulevard for bikeway or parks and open space system. Construction standards will be designed to ensure the safety of users particularly where integrated with motorized vehicles. Recreation trails shall be planned and designed to be safe, inclusive, and accessible for persons of all ages and abilities, fostering social interaction and supporting active transportation and community connectivity. Trail planning should provide a range of publicly accessible recreational settings, including parklands, open spaces, public spaces, trails and linkages, and where practical, access to water-based resources and shorelines. Recreational trail ***development*** shall also recognize nearby parks, conservation reserves, and other protected areas, and minimize negative impacts

while supporting appropriate access to natural areas.

Cycle routes will only be permitted on Provincial highways after an analysis of the impact on safety and traffic operations has been reviewed and approved by the MTO. Furthermore, any proposals for trail crossings of a Provincial highway will require the prior approval of the MTO. Crossings may be permitted subject to restrictions. Trails running along the MTO right-of-way will not be permitted.

Council also recognizes the existing snowmobile trail system which is currently maintained by the Algoma Sno-Plan Affiliation (ASPA).

B4.2.7 Pedestrian and Vehicular Rights-of-Way

Council may establish rights-of way and acquire lands required for pedestrian and vehicular rights-of-way.

B4.3 MUNICIPAL CAPITAL WORKS

Council intends to undertake a program of capital works for roads and related infrastructure improvements and where applicable Council will adhere to the requirements of the *Environmental Assessment Act* in undertaking capital works.

B4.4 TRANSPORTATION CORRIDORS

It is the intent of Council that existing and proposed transportation corridors for road be protected from land use activities which may interfere with the function and safe operation of these corridors including Highway 17. Corridors and rights-of-way for transportation, transit, and other linear infrastructure shall be planned for and protected to meet current and future needs. New ***development*** within or on adjacent lands to transportation corridors shall be compatible with, and supportive of the long-term function of the corridor and mitigate negative impacts on corridor operations and freight movement in accordance with provincial guidelines.

Major goods movement facilities and corridors shall be protected for long-term use. The reuse of abandoned or underutilized corridors for purposes that maintain their integrity and continuous linear characteristics is encouraged, wherever feasible. Co-location of linear infrastructure within shared corridors should be promoted, where appropriate, to support efficient infrastructure planning.

B4.5 HYDRO, COMMUNICATION AND CABLE FACILITIES

It is the intent of Council to ensure that hydro, communication and cable facilities are adequate to service community ***development***. Planning for new ***development*** shall include consideration for cost-efficient routing of utilities and co-ordination in the design and installation of facilities as part of construction. Preference will be given to the installation of underground services for new ***development***.

Council also supports and encourages the enhancement of communications technologies as an economic development tool for the community.

B4.6 SNOW DISPOSAL

The design, ***development*** or use of snow disposal facilities or their re-use shall be in accordance with the MECP document, *Guideline on Snow Disposal and De-icing Operations in Ontario*.

B4.7 ACTIVE TRANSPORTATION

The Town recognizes the positive role that active transportation can play in improving mobility as well as the health and quality of life within the community. On this basis Council supports the ***development*** of walking and/or cycling routes within the Town. Other potential initiatives that could facilitate and support active transportation include:

a) incorporating design features and traffic calming measures to slow traffic in gateway areas;

b) compile an integrated trails, sidewalk and pathway inventory; and,

c) maintain and improve existing sidewalk and trail infrastructure.

B4.8 WILDLAND FIRE

Development shall generally be directed to areas outside of lands that are unsafe for ***development*** due to the presence of hazardous forest types for wildland fire.

Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources (MNR).

Proponents submitting a planning application may be required to consult with MNR and undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). If ***development*** is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated in accordance with wildland fire assessment and mitigation standards.

Wildland fire mitigation measures shall not be permitted in significant wetlands and significant coastal wetlands.

Wildland fire mitigation measures shall not be permitted in significant wildlife habitat, significant areas of natural and scientific interest or coastal wetlands (non-provincially significant) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

B4.9 CLIMATE CHANGE RISKS

The Town will consider the potential impacts of climate change that may increase the risk associated with natural hazards. Planning and ***development*** are encouraged to integrate climate change considerations and support community resilience through measures that may include:

a) Incorporating climate change considerations into all infrastructure planning and public service facility design, including stormwater management systems and public services facilities;

b) Encouraging energy-efficient building design, renewable energy systems, and community-scale energy conservation measures;

c) Integrating green infrastructure and ***low impact development*** practices;

d) Promoting active transportation networks, including safe and connected pedestrian and cycling routes, to support sustainable mobility and reduce greenhouse gas emissions; and

e) Take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

B4.10 TOPSOIL REMOVAL AND COMMERCIAL FILL

The removal of topsoil or filling of land for commercial purposes or to accommodate ***development*** shall only be permitted in the Town where authorized by a *Planning Act* approval and/or a By-law authorized under the *Municipal Act*, the purpose of which is to establish specifications and regulations of such activity.

B4.11 WAYSIDE PITS AND QUARRIES

The establishment of temporary wayside pits and quarries, portable asphalt plants and portable concrete plants shall be permitted in all areas without the need for a *Planning Act* approval provided the wayside pit or quarry, portable asphalt plant or concrete plant is necessary for a public authority construction project and except in those areas of existing ***development*** or particular sensitivity which have been determined to be incompatible with extraction and associated activities.

B5 CULTURAL HERITAGE

B5.1 PURPOSE

To provide the Town of Thessalon with the appropriate mechanisms for the conservation of the Town's cultural heritage resources including built heritage resources, cultural heritage landscapes, and archaeological resources, by identifying, recognizing and conserving those resources for long-term community benefits.

B5.2 GOAL

To conserve Thessalon's cultural heritage resources while ensuring its growth and economic prosperity and to establish the conservation of Thessalon's cultural heritage resources as a primary element in the planned management of change; and, furthermore, to use the protection of Thessalon's cultural heritage resources as one of the goals of planning process.

B5.3 OBJECTIVES

a) To provide Thessalon with the necessary tools to conserve its cultural heritage resources;

b) To provide a framework for achieving the most appropriate balance between ***development*** or redevelopment and heritage conservation;

c) To adopt a proactive approach towards heritage resource conservation;

d) To integrate the conservation of Thessalon's cultural heritage resources into the Town's planning and ***development*** activities; and,

e) To sustain a positive first impression of Thessalon through enhancement of the physical setting.

B5.4 LOCAL HERITAGE CHARACTER

B5.4.1 Character Defining Elements

Thessalon's architectural, landscape, and natural character combine visual appeal with practical function. Thessalon continues to be the service and cultural centre for a large rural region, and its settings reflect this established role. Thessalon's surviving architectural heritage dates back to the 1800s and includes both landmark and vernacular buildings from all periods since that time. The consistent use of local stone in all types of buildings is a defining characteristic, as is the compatible use of wood and brick. The juxtaposition of a meandering river with a small town setting is a defining character element of the Town.

The townscape of the downtown and surrounding neighbourhoods, in which the evolution of Thessalon is shown in representative examples of buildings and landscapes from all periods of the town's history, is essential to Thessalon's character. The use of local materials, especially stone, in a variety of vernacular and imported styles, is also characteristic and establishes a coherent appearance. The high level of conservation of cultural heritage resources is distinctive and essential. The integration of the river corridor public open space with the neighbourhoods and downtown is also distinctive and essential. Specific design features, such as important vistas along streets, are unusual features that are distinct to Thessalon and important elements of its character.

B5.5 HERITAGE CONSERVATION POLICY

B5.5.1 Identification and Recognition of Cultural Heritage Resources

Council shall recognize and have regard for the following cultural heritage resources including built heritage resources and cultural heritage landscapes which give Thessalon its special character and that can ensure its future well-being:

a) Built Heritage Resources - Zion United Church and Church of the Redeemer

b) Cultural Heritage Landscapes - Lake Huron Shoreline

Additional cultural heritage resources will be identified and listed from time to time, particularly through the register referred to in Section B5.5.2.

B5.5.2 Conservation of Cultural Heritage Resources

Council's intention is to:

a) Undertake a comprehensive review of the Town's list of built heritage resources, as well as maintain and update a comprehensive register and evaluation of cultural heritage resources.

b) Encourage the conservation of cultural heritage resources, which includes their identification, protection, management and use. Research and documentation of cultural heritage resources, as well as enhancement of these resources is also encouraged.

c) Ensure protected heritage properties, which may contain built heritage resources and/or cultural heritage landscapes shall be conserved.

d) Encourage and support individuals and heritage interest groups in recommending potential cultural heritage resources for inclusion on the Town's heritage register.

e) Designate properties that are of cultural heritage value or interest, which may contain built heritage resources and/or cultural heritage landscapes, under the *Ontario Heritage Act*.

f) Ensure that ***development*** within the Town is adequately and harmoniously integrated and blended with cultural heritage resources in such a manner as to preserve and enhance the cultural heritage resources. On adjacent lands to a protected heritage property, ***development*** and site alteration

shall not be permitted unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

g) Protect and enhance the distinguishing qualities, features, and character of cultural heritage landscapes, as described in the Character Defining Elements (B5.4.1) of this Plan.

h) Encourage the retention of yards, gardens, trees, and landscaped grounds of heritage properties.

i) Identify areas of archaeological potential using processes and criteria established under the *Ontario Heritage Act*. Further, Council as a condition of any ***development*** or site alteration on areas of archaeological potential, will require an archaeological assessment by a licensed archaeologist under the *Ontario Heritage Act*. ***Development*** and site alteration on lands containing archeological resources or areas of archaeological potential shall not be permitted unless the significant archaeological resources have been conserved.

j) Obtain available archaeological site data from the provincial archaeological database of the Ministry of Citizenship and Multiculturism under the provisions of a municipal-provincial data sharing agreement.

Pursuant to the *Ontario Heritage Act,* Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:

a) Designate properties to be of cultural heritage value or interest;

b) Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and

c) Designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

The municipal clerk shall maintain a Register of Properties which will include properties that have been designated under Part. IV and V of the *Ontario Heritage Act*. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the *Ontario Heritage Act*. The Register shall be updated regularly to ensure effective conservation and shall be readily accessible to the public on the municipality's website.

B5.5.3 Protection and Improvement of Cultural Heritage Resources

Council's intention is to:

a) Encourage owners who wish to protect their property in perpetuity to place a covenant to that effect on the property's title (the Heritage Easement Agreement of the Ontario Heritage Foundation is one example of such a covenant).

b) Consider implementing a heritage grant program for owners of heritage properties designated under *Part IV* of the *Ontario Heritage Act*.

c) Consider participating in heritage grant programs or other financial aid programs of other levels of government or of non-governmental organizations.

d) Enter into heritage easement agreements with owners of designated heritage properties who are recipients of grants.

e) Undertake public works programs such as tree planting, landscaping, street improvements, and the provision of street furniture, lighting, signage, and other streetscape components, to enhance the surrounding areas of cultural heritage resources.

f) Utilize other programs administered by the Town of Thessalon, such as heritage tourism, to further Council's heritage objectives.

g) Require any person who proposes to alter a designated heritage property, or demolish or remove any of the property's heritage attributes and/or buildings or structures on the property, to submit an application to Council for approval under the *Ontario Heritage Act*, and receive consent for the proposed alteration, demolition and/or removal in writing.

h) Require applicants wishing to demolish properties designated under the *Ontario Heritage Act* to prepare a heritage impact statement to the satisfaction of Town Council.

i) Pursuant to the *Ontario Heritage Act*, study and designate one or more heritage conservation districts within the Town. A property that is designated as a Heritage Conservation District and a property included within an area designated as a Heritage Conservation District may be designated under Part IV of the *Ontario Heritage Act*.

B5.5.4 Management of Cultural Heritage Resources

Council may:

a) Establish a citizens heritage advisory committee known as the Municipal Heritage Committee (MHC) to advise and assist the Council on matters related to Parts IV and V of the *Ontario Heritage Act* and such other heritage matters as Council may specify by by-law.

b) Provide support and encouragement to organizations and individuals who undertake the conservation of cultural heritage resources by private means.

c) Consult with the MHC on all matters and ***development*** applications that pertain to cultural heritage resources.

d) Co-ordinate its heritage planning and programs with other levels of government to avoid duplication of efforts and to reinforce mutual objectives, and to actively pursue demonstration projects from such programs for application in Thessalon.

B5.5.5 Development and Redevelopment of Cultural Heritage Resources

Council's intention is to:

a) Ensure that ***development*** and redevelopment is undertaken in accordance with other policies in this Plan and only permit ***development*** or site alteration on adjacent lands to protected heritage properties where it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

b) Encourage ***development*** and redevelopment that will enhance the character and setting of Thessalon and will:

i) serve to stimulate economic regeneration through the retention and re-use of historic buildings and sites;

ii) promote environmental improvement through landscaping or other street enhancement such as sidewalk and streetscape enhancement;

iii) give assistance by encouraging private investment in the upkeep of older buildings and to look favorably on proposals that, in Council's opinion, have demonstrated their ability to maintain and enhance the economic vitality of the central area; and

iv) promote new infill construction that blends harmoniously with existing cultural heritage resources.

B5.5.6 Cultural Heritage and Archaeological Resources

It is a policy to manage cultural heritage resources through the pro-active identification, recognition, documentation, protection, conservation and rescue of these resources and to conserve cultural heritage resources when making ***development*** and infrastructure decisions which may affect those resources. Cultural heritage resources shall include built heritage resources, cultural heritage landscapes and archaeological resources which are of cultural heritage value or interest to the community or area in which they are located or are recognized for their significance at a regional, provincial or national level.

B5.5.7 Development Applications and Infrastructure Works (Public Works)

Council will require technical cultural heritage studies (e.g., conservation plan, heritage impact assessment and/or archaeological assessment) to be conducted by a qualified professional whenever a ***development*** or site alteration has the potential to impact a protected heritage property. In considering applications for waterfront development, Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

When ***development*** has the potential to impact a known or suspected cemetery or burial site, Council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.

Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the *Ontario Heritage Act,* as a condition of any ***development*** proposal affecting areas containing a known archaeological resource or considered to have archaeological potential.

B5.5.8 Archaeological Management Plan and/or Cultural Plan

Council may prepare an Archaeological Management Plan and/or Cultural Plan which includes but is not limited to:

a) Comprehensive cultural heritage resource mapping, areas of archaeological potential mapping, and inventories;

b) Identification and evaluation of cultural heritage resources, cultural facilities, and organizations;

c) Strategies for conserving and enhancing the resources identified in B5.5.8.b;

d) Programs to foster interpretation and promotion; and,

e) Education and public participation in cultural heritage conservation.

B5.5.9 Marine Archaeological Resources

Council shall require a marine archaeological assessment to be conducted by an archaeologist licensed under the *Ontario Heritage Act* where a ***development*** includes in water and/or shoreline works. ***Development*** and site alteration has the potential to impact areas of marine archaeological potential or marine archaeological resources, for example, partially or fully submerged marine features such as ships, boats, vessels, marine artifacts wharfs, fords, dwellings, aircraft and/or other items of cultural heritage value or interest. Archaeological assessment reports prepared by a licensed archaeologist are to be in compliance with the terms and conditions of an archaeological license under the *Ontario Heritage Act*.

B5.5.10 Indigenous Communities

The Town shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

B6 BROWNFIELD SITES AND CONTAMINATED LANDS

B6.1 DESCRIPTION

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for ***adverse effects*** to human health or the natural environment. Council supports the restoration and re-use of brownfield sites, where feasible and where such re-use is aligned with other policies of this Plan.

B6.2 POLICIES

Development on any property suspected of having some form of contamination will be permitted only if a Record of Site Condition is provided by the proponent, prepared by a qualified consultant, in accordance with the Environmental Protection Act. Contaminated sites will be restored as necessary prior to permitting any activity on the site to ensure that there will be no ***adverse effect***.

In considering applications for ***development***, the following procedures shall apply:

a) The Town will require applicants to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting the property that is subject of a planning application in order to assist in the determination of the potential for site contamination.

b) The Town will require all applications for plans of subdivision to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 1 ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.

c) For a property or properties that have been identified through the Town's planning application review process as potentially contaminated:

d) The Town will require all planning applications submitted under the *Planning Act* to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1

ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time;

e) Where a Phase 1 ESA indicates that the property or properties that are subject of the planning application may be contaminated, the Town will require planning applications to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 2 ESA provides a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination at the site;

f) Where the Town determines that there is a proposed change in land use to a more sensitive use, the Town will: Require as a condition of planning approval, verification to the satisfaction of the Town from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Town, or provincial legislation and/or regulations the filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, the submission to the Town of a Declaration signed by the qualified person acknowledging that the Town may rely on the statements in the RSC and, submission by the property owner to the Town of proof that the Ministry of the Environment, Conservation and Parks (MECP) has acknowledged receipt of the RSC;

g) Establish conditions of planning approval to ensure receipt of satisfactory verification of suitable environmental condition as per this section;

h) Where applicable, utilize the holding provisions of the *Planning Act* to ensure receipt of satisfactory verification of suitable environmental condition.

i) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, where an RSC has been made a condition of planning approval, a building permit may be issued in regard to a property or properties on a phased basis to allow for site assessment and remediation/risk management.

j) Where the Municipality is deeded land for public highways, road widening, parks, stormwater management, easements, or for any other purpose, the Municipality may require, as a condition of transfer, verification to the satisfaction of the Municipality from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Municipality or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, and submission by the owner to the Municipality of proof that the MOE has acknowledged receipt of the RSC.

k) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, for instances where contamination from a property or properties extends onto a Municipality right-of way and filing of a RSC in the Environmental Site Registry is not possible, the Municipality may issue a building permit in regard to this property or properties on a phased basis contingent on the execution and implementation of an Off-Site Management Agreement or Remedial Action Plan that remediates/manages contamination in the right-of-way to the satisfaction of the Municipality.

l) Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the Municipality will require that a letter of continued use from the Technical Standards and Safety Authority be provided. For instances where contamination extends onto a Town right-of-way or road allowance, the Town will require that an Off-Site Management Agreement and Remedial Action Plan be implemented to the satisfaction of the Municipality prior to issuance of the building permit.

B6.3 NOISE AND VIBRATION

In residential, commercial, industrial areas or major roads where noise or vibration levels are or may exceed the guidelines established by the Ministry of the Environment, Conservation and Parks, a noise impact study may be required by Council, prepared in accordance with MECP *D-Series Guidelines*, the MECP *Environmental Noise Guideline NPC-300* and the *Environmental Protection Act* to determine whether ***development*** should be permitted.

B7 LAND USE COMPATIBILITY

It is recognized that natural and human uses and processes may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries in addition to uses adjacent to waste disposal sites or sewage treatment facilities. It is a policy of this Plan that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential ***adverse effects*** from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible in accordance with the above policy, the Town shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and ***development*** of proposed adjacent sensitive land uses is only permitted if potential ***adverse effects*** to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

B8 TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a ***development*** application, Council may retain a qualified professional at the applicant's expense to peer review such studies and provide advice to Council.

B9 CROWN LAND AND LAND COVERED BY WATER

The policies of this Plan as well as the regulations of the Town's Zoning By-law shall apply to persons utilizing Crown land and also to Crown land and patent land covered by water.

B10 ENERGY CONSERVATION AND REDUCTION OF LIGHT POLLUTION

The wise management and conservation of energy resources can be promoted by the Town through various activities. The Town will encourage the use of an orderly and compact urban development pattern that can minimize the need for automobile trips.

The Town may investigate ways in which the Zoning Bylaw, subdivision and site plan ***development*** standards can be modified to encourage energy conservation and reduce light glare.

The use of alternative energy sources, the use of landscaping and building orientation to reduce energy costs, and methods of lighting that limit the amount of light directed or escaping towards the sky and reduce ambient night lighting, will be encouraged in the design of new and redeveloped residential and non-residential facilities in the Township, particularly in rural and waterfront areas.

PART C: LAND USE DESIGNATIONS AND POLICIES



PART C: LAND USE DESIGNATIONS AND POLICIES

C1 RESIDENTIAL DESIGNATION

C1.1 PURPOSE

The purpose of the Residential designation is to:

a) encourage a variety and mix of housing types to meet the changing needs of households over time;

b) provide for compact, energy efficient ***development*** that is fully serviced;

c) permit infill and ***intensification*** projects which optimize the use of existing infrastructure;

d) maintain a generally ground oriented housing form (e.g. 4 storeys or less);

e) ensure that ***intensification*** and redevelopment proposals are compatible in design with existing housing and that a compatible transition between existing housing and new residential or non-residential land uses is achieved;

f) provide housing options to meet the social, health, and economic and well-being of current and future residents; and,

g) facilitate the provision of conveniently and appropriately located neighbourhood-serving land uses in residential areas.

C1.2 PERMITTED USES

Permitted uses on land designated Residential may include the following:

a) A full range of housing options from single detached dwellings to apartments. Domestic accessory uses such as private garages, swimming pools, storage sheds, utility buildings;

b) Parks, open space and natural areas;

c) Neighbourhood-serving uses such as places of worship, limited local commercial services and public service and institutional facilities

appropriate to the neighbourhood;

d) Home Based Businesses; and,

e) ***Additional residential units***.

C1.3 RESIDENTIAL INTENSIFICATION

For the purpose of this Plan, residential ***intensification*** includes the use of vacant or occupied residential lots, as well as the ***development*** or redevelopment of existing vacant land or underutilized land within the existing developed areas. In reviewing ***intensification*** proposals, the Town will assess the density of such proposals relative to the surrounding neighbourhood as well as the site design of the proposal and how issues such as landscaping, traffic and parking have been addressed. The financial feasibility of or market potential for the proposed ***development*** will not form the basis of any decision to approve an ***intensification*** or redevelopment proposal.

While ***intensification*** opportunities will be encouraged, proponents will be expected to demonstrate, through the provision of detailed site plans and elevation plans, that such proposals will be respectful of, compatible with, and designed to be integrated with the community or neighbourhood where they are proposed.

In considering proposals for residential ***intensification***, the following criteria are applicable to ***intensification*** proposals within the Residential designation:

a) ***Intensification*** and redevelopment proposals on a single parcel of land are encouraged to achieve a unit density and housing type that is compatible and in keeping with the character of the neighbourhood where it is proposed.

b) The proposed ***development*** shall be supported by an engineered stormwater management plan and will be characterized by quality design and landscaping, suitable building setbacks, and further that parking areas and traffic movements will not negatively impact the character of the adjacent neighbourhood;

c) Notwithstanding items (a) and (b), the creation of new freehold or vacant condominium infill lots through the plan of subdivision or consent process, for ground-oriented dwellings, may be permitted provided the proposed

lot and unit type is compatible with the established character of the street or neighbourhood where it is proposed. The Zoning By-law may establish minimum lot area and frontages and minimum and/or maximum densities which are considered appropriate within the Residential designation; and,

d) The proposal can be suitably serviced with Town sewer and water services and can be designed to manage stormwater impacts.

C1.4 ADDITIONAL RESIDENTIAL UNITS

C1.4.1 Locational Criteria

Additional residential units contribute to housing diversity and will also contribute to the supply of ***affordable*** housing in the Town. ***Additional residential units*** are permitted in the Residential designation subject to the following:

a) A second residential unit is permitted in a detached house, semi-detached house or townhouse if all buildings and structures ancillary to the detached house, semi-detached house or townhouse cumulatively contain no more than one residential unit; or

b) A third residential unit is permitted in a detached house, semi-detached house or townhouse if no building or structure ancillary to the detached house, semi-detached house or townhouse contains any residential units.

Additional residential units will also be regulated in the Town's implementing Zoning By-law to address matters such as:

a) Compliance with the Ontario Building and Fire Codes as well as applicable provisions of the Town's Zoning By-law;

b) Adequate parking being available on the lot for all dwelling units;

c) Suitable service connections with Town sewer and water services.

C1.4.2 Semi-Detached, Townhouse, Multiple and Apartment Dwellings

In addition to the criteria listed in Section C1.3, in considering a Zoning By-law Amendment and site plan application to permit a semi-detached dwelling, townhouse, multiple or apartment ***development***, Council shall be satisfied that the proposal:

a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;

b) Can be easily integrated with surrounding land uses;

c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,

d) Is located on a site that has adequate land area to incorporate required parking, amenity areas, recreational facilities, landscaping and buffering on-site.

C1.5 HOUSING MIX

Council will endeavour to provide a balanced housing mix by establishing targets to be achieved over the life of the Plan as: 60-70 % low density, 20-30 % medium density (3-6 unit buildings) and 5-15 % high density (7 unit and over buildings). The housing mix is intended to be a target for the community as a whole and is not intended to be met within each project proposed. Council, in considering residential ***development*** proposals, will however, encourage mixed densities as a means to providing a variety of housing types within individual neighbourhoods provided that there is a compatible transition between existing housing densities. As a general rule, low and high density projects should not be located adjacent to each other.

C1.5.1 Affordable Housing

Council will coordinate land use planning and planning for housing with Algoma District Services Administration Board as the Service Manager to provide for a full range of housing options, including ***affordable*** housing needs in the Town. Council will provide for ***affordable*** housing measures through such measures as:

a) Establishing minimum targets for the provision of housing that is ***affordable*** to low and moderate income households in the Town.

b) By maintaining an appropriate supply of residential land and permitting and facilitating all types of residential ***intensification*** and all types of housing options to help address ***affordable*** housing needs.

c) Encouraging and working with the public, private and not-for-profit sectors to deliver ***affordable*** housing. Progress towards this target will be monitored and assessed when this Plan is reviewed in accordance with the Planning Act.

d) For the purposes of this Plan, in accordance with the Provincial Planning Statement (2024), "***affordable***" means:

i. In the case of ownership housing, the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households, or, housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the Town.

ii. In the case of rental housing, ***affordable*** means the least expensive of a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households, or, a unit for which the rent is at or below the average market rent of a unit in the Town.

C1.5.2 Housing to Accommodate Special Needs

It is the intent of Council to provide or support the provision of housing for particular household types in the community including:

Garden Suites: for the purposes of this Plan a Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary (accessory) to an existing residential structure and that is designed to be portable. Garden suites are intended for people who are largely capable of living independently but who, by virtue of their age or because of a disability require some support to live on their own.

Council may use a Temporary Use By-law under the *Planning Act* to permit a garden suite for a period of up to twenty (20) years. Council may by by-law, grant further periods of not more than three years each during which the temporary use is authorized. As a condition to passing a Temporary Use By-law authorizing a garden suite, Council may require a homeowner proposing a garden suite to enter into an agreement with the Town to govern the installation, maintenance and removal of the garden suite, the period of the garden suite by any of the persons named in the agreement and the form of security that Council may require for costs to the Town related to the garden suite.

It is a policy of Council to provide opportunities for garden suites on a site-specific basis. This may be achieved through the installation of a garden suite on the same

lot as the principle (single detached or two unit) dwelling. In substantiating the need for a garden suite, the proponent shall:

a) Demonstrate compliance with all applicable zoning standards for lot size, setbacks and parking;

b) Demonstrate that there will be no adverse effects to adjacent land uses (e.g. drainage, access for fire protection, barrier free access etc.);

c) Demonstrate sufficiency of compliance with the Ontario Building Code, including being suitably serviced with a water supply and sewage disposal system; and,

d) Garden suites shall only be established under the enactment of a Temporary Use By-Law under the *Planning Act*.

Group Homes: Council recognizes the special and varied needs of individuals that can be met by providing for group homes. Accordingly, group homes shall be permitted in all zoned areas that permit residential ***development***.

Crisis Housing: this type of housing which is intended to provide temporary residence for persons requiring immediate emergency shelter, shall be permitted in areas designated Residential provided the facility is appropriately designed or retrofitted to meet the needs of its residents.

C1.5.3 Community Benefits Charges Provisions

Council may enact a by-law to impose community benefits charges against land to pay for the capital cost of facilities, services and matters required because of ***development*** or redevelopment in the area to which the by-law applies.

C1.5.4 Neighbourhood-Serving Uses

It is the intent of Council to permit neighbourhood-serving uses in the Residential designation which are complementary and normally associated with a residential neighbourhood. These neighbourhood serving uses shall include public service and institutional uses such as schools, day care centres, health care clinics, places of worship, parks, libraries as well as neighbourhood commercial uses. Neighbourhood commercial uses shall be limited to a convenience store which should not exceed 180 m^2 in floor area and may include an accessory dwelling unit. Given the maturity of the existing land use pattern, it is not anticipated that

many new uses will be established during the life of the Plan. In reviewing the need for new uses, consideration will be given for the following criteria:

a) Whether the use or service is needed and complements the adjacent residential area.

b) Whether the lot size and configuration are appropriate for the intended use.

c) Whether the use has the potential to generate significant amounts of traffic and parking. Such uses will be directed to collector roads or to the periphery of existing concentrations of residential ***development***.

d) Whether there is a need for screening, buffering, physical separation or other design measures to reduce impacts from noise, lighting, parking, access, drainage etc.

e) Whether there is a benefit or opportunity to cluster complementary uses together e.g. school and park, place of worship and school etc.

f) Existing non-residential uses in a residential area designation may be converted to a residential use or changed to another neighbourhood serving use provided there is adequate capacity for sewer and water and off-street parking and that any impacts such as listed in above can be mitigated.

g) Non-residential uses, except parks, will be subject to site plan control.

C1.5.5 Home-Based Businesses

In order to recognize changing lifestyles and to provide for economic development opportunities within the community, it is the policy of Council to permit a home-based business, in a dwelling unit within the areas where residential uses are permitted subject to the provisions of the implementing Zoning By-Law and other by-laws established by Council e.g. noise, parking. In permitting such uses, Council's policy is to ensure that they do not create a public nuisance for the surrounding neighbourhood.

For the purposes of this Plan, a home-based business is defined as a privately operated legal business located within a residential dwelling by the occupant or owner thereof and which is compatible with the character of a residential setting

or surrounding neighbourhood and which is an accessory use or clearly secondary to the principal residential use.

The scope of home-based businesses shall be set out in the zoning by-law provided they fall within any of the following categories:

a) professional and consulting services (examples: architect, financial advisor, accountant, consultant, legal services, teleworking);

b) instructional services (examples: music lessons, dance, art and academic tutoring);

c) home craft businesses (examples: quilting, pottery, jewelry, visual arts, woodworking, small scale assembly);

d) private daycare;

e) distribution sales offices or mail order sales (examples: cosmetics, clothing or small household supplies);

f) offices for contractors and trades (examples: plumbing, heating, electrician);

g) repair services (examples: small appliance, computers);

h) high technology uses (Internet services, desk top publishing, hardware and software development);

i) a taxi service where limited to no more than two licensed taxis; and,

j) person care services (examples: hair salon, aesthetician).

Prohibited uses include a retail or wholesale store, clinic, restaurant, nursing or convalescent home, adult entertainment parlour, video rental outlet, an automotive use including mechanical repairs and body work. The incidental and limited retailing of products specifically fabricated on site (in-situ) shall be permitted. Products sold by a distributor (distribution sales) shall be permitted provided there is no on-site storage.

The regulatory requirements governing home-based businesses shall be set out in the zoning by-law (and other applicable by-laws) based on the following criteria. The home-based business shall:

a) Not employ more than two persons working on-site who do not reside in the dwelling. The business operator must live in the residence from which the business is conducted;

b) Clearly be secondary to the use of the dwelling as a private residence (e.g. area of floor space occupied by the business shall not exceed 25 % of the gross floor area of the dwelling);

c) Not change the residential character of the dwelling unit;

d) Shall be conducted indoors within the dwelling unit.

e) Ensure that no evidence is apparent from the exterior that such use is conducted therein aside from one small non-illuminated sign that complies with the standards set out in the zoning by-law and/or municipal sign by-law.

f) Not create or become a public nuisance, in particular in regard to noise or vibration, traffic or parking, odour, fumes, dust, radiation, hours of operation, health or public safety, magnetic fields or electronic interference;

g) Not require the frequent delivery or storage of goods; and

h) Shall not include outdoor storage.

A home-based business may be permitted in one or more residential zones.

C1.5.6 Bed and Breakfast Establishment

A bed and breakfast establishment shall be permitted within a single detached dwelling provided the exterior physical character of the dwelling is not altered. The single detached dwelling must clearly be the principal use of the land and the bed and breakfast clearly an accessory use to the dwelling. A bed and breakfast establishment shall be defined as a single detached dwelling in which guest bedrooms are provided for gain as temporary accommodation on a daily basis. Such establishments must have the proprietor living on the premises. The local health unit or delegate shall be consulted when a new bed and breakfast establishment is proposed and, if required, approval of this agency shall be first obtained before a bed and breakfast establishment begins operating. The implementing Zoning By-law shall define a bed and breakfast use and the appropriate residential zones where they may be permitted and the zone provisions that apply to this use.

C1.6 IMPLEMENTATION

Housing types and non-residential uses in the Residential Areas designation may be distinguished and categorized by placing them in separate zone categories in the zoning by-law.

C1.7 SPECIAL EXCEPTIONS

C1.7.1 Official Plan Amendment No. 2

On lands legally described as PLAN 871 LOT 87 LOT 88 LOT 89 LOT 91 LOT 90PT and PLAN 871 LOTS 94 AND 95 PT GORDON ST AND RP 1R8638 PT PART 2 RP 1R9880 PART 3 the following provisions shall apply:

1. The lands are designated as “Industrial” from “Residential” and all other provisions of Section C5 shall apply.
2. Schedule A, as attached, is hereby amended to redesignate the lands from “Residential” to “Industrial”.

C2 CENTRAL AREA DISTRICT DESIGNATION

C2.1 PURPOSE

The purpose of the Central Area District designation is:

a) To maintain the Central Area District as a major centre of business, employment and economic activity and the social and visual heart of Thessalon by providing for a mix of land uses and ensuring its role as a people-place.

b) To support the adaptive reuse, façade improvement and redevelopment of underutilized commercial lands, including aging retail sites and vacant commercial buildings, in order to encourage mixed-use ***development*** that incorporates residential components and contributes to a vibrant Central Area District.

c) To provide a mix of uses that recognizes the value of business, residential, retail, entertainment, cultural and leisure uses in creating vitality and diversity.

d) To maintain the Central Area District as the core of the architectural heritage of the community.

e) To provide opportunities for increasing the supply of parking in the Central Area District.

f) To emphasize and preserve the natural amenities of the Thessalon River Corridor as an integral component of the Central Area District.

g) To maintain the building stock in good repair.

C2.2 PERMITTED USES

Permitted uses in the Central Area District designation may include:

a) Commercial Uses including: retail uses, specialty shops, restaurants and cafes, professional offices, financial and real estate services, services related to information technologies, tourist accommodation, a hotel and conference centre, personal and automotive services.

b) Public Service and Institutional Uses including government offices, health and educational facilities, social services, cultural services.

c) Residential Uses including upper storey apartments and conversions and student or seniors housing where appropriate and compatible with the use and building form of the existing housing stock in the immediate area.

C2.3 LAND USE PATTERN

The intent of the Plan is to conserve the existing built form intact with some exceptions. These exceptions include the conversion of non-residential buildings to residential use and low-density residential buildings to higher densities provided:

a) The availability of sewer, water, utility services, road access and on-site parking are adequate.

b) There is reasonable proximity to parks, schools, shopping facilities and other normal attributes of a residential area.

c) The degree of compatibility of the conversion with surrounding land uses can be achieved, and

d) Buffering, where required to reduce any potential conflicts, can be provided.

e) Other existing industrial uses will be encouraged to relocate to designated industrial areas. Existing automotive uses will be recognized. New automotive uses that require a large land or display area (e.g. automotive sales and services establishments) will be directed to the Highway Commercial District with access off of either Highway 129 or interior service roads and not Highway 17, while small scale uses in this category may be permitted where they are compatible and can be integrated into the Central Commercial District.

f) Changes of commercial uses are expected and permitted to occur as a part of normal business cycles.

C2.4 REDEVELOPMENT OR CHANGE OF USE

It is Council's intent in reviewing applications for redevelopment or a change of use which may involve a zoning amendment, minor variance or site plan control, to have regard to the following factors:

a) To respect the massing, profile and character of adjacent or nearby buildings or landscapes especially if they are heritage and to have regard for the cultural heritage policies and Defining Elements (B5.4.1) of this Plan.

b) To maintain the average height profile of the main buildings in the area. Generally, buildings should not exceed three storeys in height.

c) To approximate the established setback pattern on the street.

d) To comply with the municipal requirements for signage.

e) To increase the supply of parking whenever possible

f) To provide for barrier free access where required by the *Building Code.*

g) To comply with zoning standards.

h) To landscape all areas not occupied by the building, parking areas or utility structures.

i) To ensure compatibility with land uses in the immediate area of the proposed redevelopment in terms of the scale, intensity and type of use.

j) To ensure the adequacy and availability of sewer, water and utility services.

k) To arrange access, outside lighting and parking to reduce any potential visual or operational incompatibility with adjacent ***development***.

l) To arrange buffering, where appropriate to mitigate impacts on adjacent properties.

C2.5 STREETSCAPING

Council's intent is to provide for functional and safe streets and sidewalks through such measures as:

a) The installation and maintenance of vandal proof street furnishings (benches and waste receptacles). Such furnishings should be more frequent in areas of higher pedestrian traffic.

b) Ensuring sufficient space for coordinated street furnishings, public utilities, tree planting, parking meters and other appropriate or necessary sidewalk elements while also providing opportunities for sidewalk cafes and patios.

c) Maintaining sidewalks and streets in good repair and passable for pedestrian and handicapped usage e.g. depressed curbs at intersections or other important access points.

d) Beautification through tree planting and landscaping or sustaining existing trees and vegetation.

C2.6 CASH-IN-LIEU OF PARKING

As a means to provide increased off-street parking in the Central Area District, Council may utilize the provisions of *Section 40* of the *Planning Act* by entering into an agreement with an owner or occupant of a building where parking is required, for a cash-in-lieu of parking payment. Such agreement shall set out the terms of payment, the method of calculation and shall indicate the number of parking spaces the owner or occupant is exempted from providing. The agreement may be registered on title and subject to fulfilling the terms of the agreement, the clerk shall provide a certificate to the signatory of the agreement.

Monies received for cash-in-lieu of parking shall be set into a special reserve for that purpose.

C2.7 IMPLEMENTATION

Commercial and other uses in the Central Area District designation may be distinguished for their particular zoning standards by placing them in separate zone categories in the zoning by-law.

C3 HIGHWAY COMMERCIAL DESIGNATION

C3.1 PURPOSE

The purpose of the Highway Commercial designation is:

a) To develop the Highway Commercial District as a major centre of employment and economic activity which complements the economic role and function of the Central Area District.

b) To provide a range of commercial uses that is largely automobile oriented and serves both a local and non-resident market.

c) To ensure the provision of an adequate land supply for highway commercial ***development***. To improve the visual image of the Highway Commercial District.

d) To enhance the visual and economic linkage between the Highway Commercial District and the Central Area District.

e) To incorporate design standards into commercial ***developments*** that respect and reinforce the heritage character of Thessalon.

f) To maintain the building stock in good repair.

g) To improve traffic patterns, safety and serviceability of the road network.

C3.2 PERMITTED USES

Permitted uses in the Highway Commercial designation may include:

a) Commercial uses are typically dependent on high volumes of traffic or areas that are heavily transportation oriented. The scope of uses shall include, but are not limited, to restaurants and fast food outlets, recreational and automotive sales, repair and service establishments, building contractor, building supply and home furnishing retail and wholesale outlets, lodging facilities, garden centers and nurseries, warehousing and distribution centers.

b) Retail stores, factory outlets and business offices which require large land areas and are impractical to locate in the Central Area District and will serve to complement the downtown core. Such uses may be stand alone or grouped in a strip commercial setting. Within a grouping, a variety of smaller scale retail stores, business and professional and financial services will also be permitted.

c) Public service uses which are highway oriented e.g. OPP, tourist information services.

d) Ancillary uses to permitted uses but excluding residential uses; and,

e) Existing Industrial Uses.

C3.3 DEVELOPMENT AND DESIGN CRITERIA

It is the intent of Council to encourage ***development*** which strengthens the economic base of the community through such measures and ***development*** application review as:

Encouraging the ***intensification*** and best use of existing lands fronting on Highway 17, which are accessed by interior service roads or Town roads and Highway 129, as per the requirements of MTO, and infill on vacant lands which optimize the existing infrastructure and servicing within the Town.

Verifying the sewer (sanitary and storm), water and waste disposal servicing capacity and the appropriateness of drainage.

Council may govern access by requiring a traffic study or evaluation to determine the needs and/or standards for entrances, turning lanes, vehicle stacking, signalization, on-site directional movements, parking etc. Council's intent is to limit or reduce the number of entrances/exits onto local roads and may require the use of shared entrances, where appropriate. Entrances and exits shall be appropriately marked (pavement markings and/or signage) to identify their purpose. Traffic engineering should include the integration of both on-site traffic movements and the configuration, type and width of streets and sidewalks.

Ensuring lighting poles, utility structures, signage and advertising are in keeping with good design and highway safety practices.

Requiring adequate off-street parking spaces for motorized vehicles and loading

facilities relative to the needs of individual uses. Parking requirements shall include provision for accessible parking in close proximity to building entrances in locations.

Where possible, parking areas shall be sited on a property such that large expanses fronting on public streets are avoided. The visual appearance of parking areas and structures are encouraged to be enhanced through the use of a diversity of plant forms, landscaping methods or other architectural elements. Parking areas adjacent to residential areas should be screened through the use of fencing and/or vegetation.

All parking and loading areas shall be well illuminated to increase the safe and secure use of these areas.

Parking and loading areas shall be designed to incorporate proper drainage and storm water management controls.

Requiring site plans to also indicate areas or measures to be taken to provide for adequate snow storage.

Governing the location of on-site storage and outdoor display and the temporary storage of commercial wastes. Outdoor storage areas (equipment, garbage) shall be screened or fenced from adjacent uses and the street. Permanent display areas shall not be located in designated parking areas. Temporary or seasonal displays shall be permitted where they do not conflict with traffic flows or the safety of pedestrians.

Where commercial or industrial uses are located adjacent to residential uses, the proponent of any ***development*** or redevelopment shall provide screening, buffering, distance separation or other measures designed to minimize or mitigate potential land use conflicts or ***adverse effects***. Council may limit the type, scale or intensity of the proposed ***development*** to ensure a reasonable level of compatibility. It is Council's policy to evaluate proposals in light of the natural heritage features and areas of this Plan.

C3.4 PROGRAM FOR BEAUTIFICATION AND GATEWAYS

It is the intent of Council to improve the visual image of the Highway 17 corridor thus making it distinctive from similar commercial strips in other communities. It is also the intent of Council to develop the gateways (entrances) to Thessalon as a

means to uniquely define the edges of the community. This may be achieved through a program of beautification that may include a variety of components such as:

Working with property owners (and neighbouring municipalities) to design and develop a comprehensive landscaping plan that includes tree/vegetative planting, sidewalk and boulevards, lighting, definition of entrances to the community and to the downtown at Highway 17B (Main and Francis Streets), consolidation and improvement to entrances/exits. Signage and advertising will be integrated with landscaping with the intent of minimizing the number and visual impact of signs having regard for highway safety and human scale.

Using site plan control to require landscaping and signage as permitted under the *Planning Act*.

Developing gateways to the community: Gateways include Highway 17 at the east and west boundary to Thessalon. The gateways concept envisions the use of signs, landscaping, cairns or other features, which in combination, define the entrances to Thessalon and distinguish the separation between urban and rural areas. All beautification projects related to Gateways in proximity to or abutting Highway 17 shall be reviewed by MTO to ensure that their requirements are met with respect to ***development*** in proximity to a provincial highway.

C3.5 IMPLEMENTATION

Commercial and other uses in the Highway Commercial designation may be distinguished for their particular zoning standards by placing them in separate zone categories in the zoning by-law.

Development standards may be incorporated into the zoning by-law to permit increases in the density of commercial ***development***, where such ***development***:

a) Serves to implement the policies for beautification of the Highway Commercial District of this Plan

b) Serves to implement the policies for heritage in this Plan.

c) Where Council is satisfied that the proponent of ***development*** has or can guarantee that one or more of these components of community ***development***, the density of the commercial ***development*** may be increased by an amount approved by Council e.g. increased lot coverage.

C4 INSTITUTIONAL DESIGNATION

C4.1 PURPOSE

The purpose of the Institutional designation is:

a) To recognize institutional uses as important elements to well-being and a good quality of life.

b) To sustain a level of public service and institutional services commensurate with the evolving needs of residents of Thessalon and the surrounding rural or small urban communities.

c) To recognize the significance and importance of services to users beyond the municipal boundaries and to coordinate the efficient location and delivery of services with other municipalities and agencies.

d) To encourage co-location of community services and institutional facilities in a manner that is accessible to all citizens.

C4.2 POLICIES

C4.2.1 Permitted Uses

Permitted uses in the Institutional designation shall include:

a) schools,

b) hospital and health care facilities,

c) medical clinics,

d) nursery and day care facilities,

e) homes for the aged and long-term care facilities,

f) government offices, police stations,

g) fire halls,

h) public libraries,

i) museums,

j) places of worship; and,

k) cultural facilities.

C4.2.2 Evaluating Capacity

Council recognizes that most of the public service and institutional uses required to meet the needs of the community and surrounding areas over the life of the Plan are well established. Aside from evaluating capacity in response to new growth, it is Council's intent to sustain the level and quality of existing services in Thessalon through interfacing with agencies or playing a facilitating role between senior levels of government and service deliverers. This may include, for example, participating in strategic planning projects with health care agencies to evaluate programs and services for health care in the community and to facilitate the design and ***development*** of new residential, health care, recreational or cultural facilities which complement the objectives of the strategic plan or initiatives of public service delivery agencies.

In the review of growth-related ***development*** applications, it is the intent of Council to verify the capacity or adequacy of public service and institutional uses. To this end, Council will consult with service delivery agencies where appropriate, to determine if there is adequate capacity to accommodate new ***development*** e.g. circulating a subdivision application to school boards to determine capacity of schools for increased enrolment.

C4.2.3 Locational Criteria

New public service and institutional uses may be permitted in the community in accordance with the locational criteria set out in the various land use designations of this Plan

In general, uses which generate large volumes of traffic at frequent intervals or which may have significant impacts will be directed to commercial areas. Such uses should be located with entrances/exits on collector streets, interior service roads or certain access points on Highway 129.

C4.3 IMPLEMENTATION

Public Service and institutional uses will be placed in a separate zone category in the implementing zoning by-law. Such uses will also be subject to site plan control.

C5 INDUSTRIAL DESIGNATION

C5.1 PURPOSE

The purpose of the Industrial Designation is to:

a) Ensure that the long-term economic viability of the Town's industrial lands intended for employment uses are protected and preserved.

b) Encourage industrial ***development*** as a means of strengthening the economic base of the community.

c) Encourage more intensive use of existing industrial lands.

d) Provide lands that support the needs of existing and future local businesses and create employment opportunities by maintaining a range of suitable sites for employment uses, which support a wide range of economic activities and ancillary uses;

e) Accommodate the needs of regional service industries and contractors;

f) Better utilize lands which are designated and suitable for industrial use through servicing and access improvements;

g) Provide areas where entrepreneurs and skilled trades can grow and develop and serve the needs of Northwestern Ontario business; and,

h) Ensure that ***development*** occurs in an orderly manner and addresses land use compatibility for sensitive land uses adjacent to lands within the Industrial Designation.

C5.2 PERMITTED AND PROHIBITED USES

C5.2.1 Permitted Uses

Permitted uses in the Industrial designation may include:

a) manufacturing, assembly, processing, and fabrication uses;

b) storage and/or warehousing uses, including uses related to the movement of goods;

c) uses related to research and ***development*** in connection with manufacturing anything;

d) retail uses and office uses are also permitted, provided such uses occupy only a limited amount of the gross floor area and are associated with uses mentioned in C5.2.1 (a), (b) and (c);

e) facilities that are ancillary to the uses mentioned in C5.2.1 (a), (b), (c) and (d); and

f) any other business and economic uses as prescribed, such as contracting establishments, wholesaling, service commercial establishments and similar uses.

C5.2.2 Prohibited Uses

The following uses are prohibited in the Industrial Designation:

a) residential uses, public service facilities and other institutional uses;

b) retail and office uses that are not associated with the primary employment use or listed in policy C5.2.1; and

c) other sensitive land uses that are not ancillary to the uses permitted in policy C5.2.1.

C5.3 DEVELOPMENT CRITERIA

The following development criteria shall apply in considering the ***development*** or redevelopment of lands within the Industrial Designation:

1) Compatibility between industrial uses and sensitive land uses will be achieved through physical separation, vegetative buffering, fencing or other means as directed by Council through site plan control or as recommended in a technical study prepared in accordance with

Ministry of the Environment, Conservation and Parks D-Series Guidelines.

2) Open storage shall be appropriately screened from adjacent properties and any public street.

3) The lot area shall be sufficiently large to accommodate the intended use including parking, on-site manoeuvring of vehicles, loading, storage of materials and wastes, access by emergency vehicles and landscaping.

4) Building coverage and height control standards will be set out in the implementing zoning by-law. Building height shall not exceed four storeys.

5) Site plan control shall apply in governing the massing and layout of buildings and storage areas, waste disposal areas, access, parking and loading, lighting, drainage, utilities and services, landscaping for any new industry or for extensions to existing industries. Consideration shall be given to the applicable Cultural Heritage policies of this Plan with respect to the conservation of cultural heritage landscapes, conservation of archaeological resources and conservation of built heritage resources.

6) Municipal services shall be evaluated to determine if they are adequate to meet the requirements for industrial ***development*** e.g. sewer, water, waste management, fire protection and roads.

7) Industrial traffic shall be directed to and from industrial areas by designated collector roads and provincial highways.

8) Environmental Approvals shall be obtained where required from the public authority having jurisdiction.

9) Relocation: Council shall support and encourage the relocation of older industrial uses from areas not designated as Industrial where the uses are not compatible with surrounding land uses.

10) Revitalization of industrial areas shall be encouraged. Council may use the Property Standards By-Law as a means to provide for the upkeep

and maintenance of the industrial building stock within the community.

11) ***Intensification*** of existing industrial uses e.g. expansion on large land holdings will be encouraged provided there are no ***adverse effects*** which cannot be mitigated and the influence area requirements between the industrial use and sensitive land use can be met for the area of land on which any expansion occurs. Changes in processing or manufacturing techniques that result from ***intensification*** will be subject to the appropriate environmental approvals and influence area requirements.

12) In addition to policy B7 Land Use Compatibility, on lands within 300 metres of lands designated Industrial, ***development*** shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses.

C5.4 PRIVATE SERVICES

Where industrial use or uses are proposed and such use(s) cannot be feasibly connected to the Town's sewer and water system, such uses may proceed on the basis of private services provided such uses are dry in nature, unless demonstrated through a hydrogeological assessment, prepared to the satisfaction of Council by a qualified professional in accordance with Ministry of the Environment, Conservation and Parks (MECP) guidelines, procedures and standards, that adequate on-site sewage and water services can be provided without causing public health problems. For the purpose of this policy dry industrial uses shall be defined as those uses which do not produce liquid waste as part of production or processing nor do they produce industrial wastewater through cooling or washing processes.

C5.5 IMPLEMENTATION

Industrial uses may be segregated according to the Class of industry and separate zoning categories in the implementing zoning by-law.

C6 PARKS AND OPEN SPACE DESIGNATION

C6.1 PURPOSE

The purpose of the Parks and Open Space designation is to:

a) ensure that the use and ***development*** of open space lands is consistent with the environmental objectives of this Official Plan;

b) ensure that the residents and tourists have access to a properly planned and accessible parkland system, and;

c) promote active transportation through the provision of safe and connected pedestrian and non-motorized vehicular access to public spaces and shorelines.

C6.2 PERMITTED USES

Permitted uses in the Parks and Open Space designation may include:

a) active recreational areas for sports activities and community events;

b) public playgrounds and beaches;

c) passive areas for leisure and nature appreciation;

d) open space linkages for recreational trails and pedestrian ways;

e) natural areas and urban wilderness;

f) cemeteries;

g) campgrounds; and,

h) the Town marina and accessory uses thereto.

The intent of Council is to recognize the variety of parks and open space areas as an important part of the community fabric and to ensure that the areas devoted to parks are adequate for the recreation and leisure needs of the community. The following policies articulate the strategy for this land use within urban area in particular as well as in other areas of Thessalon.

1) **Riverside Park** is a sports field of approximately 28.3 ha (70 ac) and is

located at the north end of the Town on the shore of the Thessalon River.

2) **Neighbourhood Parks** such as **Peace Park** and **Fleron Park** shall be primarily dedicated to neighbourhood level facilities and may be developed with playground furniture, fitness stations and passive usage.

3) **Lakeside Park** is recognized in this Plan as a recreational vehicle park and campground facility that includes ancillary uses such as picnic areas, ball fields, and a playground. It is the intent to further develop this park by adding more campsites.

4) **Recreational Trails** provide opportunities for fitness as well as alternate linkages in the community to motorized travel. Recreational trails should be constructed to standards that ensure the safety and personal security of users e.g. height, width, surface, lighting and incorporate components for use by disabled persons.

5) **Natural Areas** include lands along the Thessalon River, flood systems and flood susceptible lands which are not suited for ***development***, but may be utilized as continuous linear green space as well as other open space areas in the community.

Council's policy will be to use the provisions of Section 42 of the *Planning Act* for cash-in-lieu to assist in funding the ***development*** of parks designated for recreational or leisure activities. In addition, Council may require the dedication of parkland where it enhances a particular policy of this Plan.

Parks will be classified in a separate zone category in the Town's zoning by-law.

Applications for new ***development*** and redevelopment shall be considered by having regard to the desirability of relieving an existing deficiency in the existing public parks system and for the provision of adequate new parks in areas of new residential ***development***. New ***development*** should not be approved if it reduces the existing ration of parkland to people, unless it includes the parkland dedication or cash-in-lieu of payment required under the *Planning Act* for residential ***development*** (5%) or commercial/industrial (2%). Discounted parkland dedication rates as calculated in accordance with section 42(1.1) of the *Planning Act* will be applied to land proposed for ***development*** or redevelopment that will include affordable residential units or attainable residential units, and non-profit housing ***development*** is exempt from any by-law passed by Council under section 42 of

the *Planning Act.*

For the purposes of this Plan, combining school playgrounds with neighbourhood parks will be encouraged wherever possible, but school playgrounds shall not be included in any calculation for the minimum area required for a park.

C7 ENVIRONMENTAL PROTECTION DESIGNATION

C7.1 GENERAL

Natural heritage features and areas 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. The natural heritage features and areas identified in Thessalon shall be protected for the long term.

C7.2 NATURAL HERITAGE POLICIES

Natural heritage features and areas are important for their environmental and social values as a legacy of the natural landscapes of the area. Collectively, the natural heritage features and areas form a natural heritage system. It is intended that the particular natural heritage features and areas identified in the Town of Thessalon will be protected for their natural heritage value and that the ecological function and biodiversity of natural heritage systems will be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

C7.3 WETLANDS

It is a policy of Council to protect and manage wetlands as ecosystems which are important as wildlife 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 shall not be permitted in significant wetlands and significant coastal wetlands.

Four unevaluated coastal wetlands have been identified on the Lake Huron shoreline and are generally identified within the Environmental Protection designation on Schedule “A” to this Plan.

Wetlands which have not been evaluated, including the four wetlands generally within the Environmental Protection designation on Schedule "A", should undergo a wetland evaluation in accordance with the Ontario Wetland Evaluation System prior to any ***development*** and site alteration occurring.

Development and site alteration shall not be permitted in coastal wetlands which are evaluated and determined not to be significant, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The adjacent lands for coastal wetlands, significant coastal wetlands and significant wetlands is 120 metres. ***Development*** and site alteration shall not be permitted in adjacent lands unless it is demonstrated through a study completed by a qualified professional that there will be no negative impacts on the natural features and areas or their ecological functions.

C7.4 FISH HABITAT

For the purposes of these policies fish habitat, as defined in the *Fisheries Act*, means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas. The Lake Huron shoreline and Thessalon River are both recognized for their roles is providing fish habitat to a wide range of species. It is a policy of Council to protect the Thessalon River as a travel corridor for significant fish habitat, and the spawning areas southeast of Bullhead Bay in the Town, in accordance with the *Fisheries Act*. ***Development*** and site alteration may be permitted in and adjacent to (adjacent lands) fish habitat on the Thessalon River provided it has been demonstrated through the preparation of an Impact Assessment as required in Section C7.8 - 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 and provided that ***development*** and site alteration is in accordance with provincial and federal requirements.

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:

a) net loss of fish habitat

b) the harmful alteration, disruption, degradation or destruction of fish habitat

c) restriction of fish passage

For the purposes of this policy, adjacent lands to fish habitat include a distance of 120 metres from the shoreline abutting fish habitats. Depending on site- specific conditions, adjacent lands distances may be defined using a variety of approaches. These approaches should be justified relative to the overall objective of ensuring no negative impacts on fish habitat. Council recognizes that fish habitat areas are not limited to the above noted river and Council may require an Impact Assessment for ***development*** abutting other shorelines in the Town.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

C7.5 SIGNIFICANT WILDLIFE HABITAT

Significant wildlife habitat refers to ecologically important habitat in terms of features, functions, representation or amount, and contributing to the quality and diversity of such habitat in an identifiable geographic area or natural heritage system. At the time this Official Plan was prepared there was no confirmed area of significant wildlife habitat in the Town. If an area of significant wildlife habitat is confirmed, ***development*** and site alteration shall not be permitted in the area of or adjacent lands to the significant wildlife habitat unless it has been demonstrated through an Impact Assessment that there will be no negative impacts on the natural features or its ecological functions.

C7.6 AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

ANSIs refer to 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. At the time this Official Plan was prepared there was no confirmed ANSIs in the Town. If an ANSI is confirmed, ***development*** and site alteration shall not be permitted in the area of or adjacent lands to the ANSI unless it has been demonstrated through an Impact Assessment that there will be no negative impacts on the natural features or its ecological functions. For the purpose of this policy, adjacent lands are lands within 120 metres of the feature.

C7.7 HABITAT OF ENDANGERED AND THREATENED SPECIES

An endangered species is a species classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time. A threatened species is a species that is classified as “Threatened Species” on the Species in Ontario List, as updated and amended from time to time. The habitat of endangered and threatened species is protected either through general or regulated habitat as prescribed by the *Endangered Species Act*. Threatened or endangered species are assessed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and Committee on the Status of Species at Risk in Ontario (COSSARO). The habitat is the area that is directly or indirectly necessary for the maintenance, survival and/or recovery of naturally occurring or re-introduced populations of endangered, or threatened species.

According to data provided by the Species at Risk in Ontario list, the following endangered and threatened species have the potential to be found in the Township:

i) Chimney Swift (T)
ii) Lake Sturgeon (E)

This list may be updated from time to time, and any other identified endangered or threatened species will be protected by the policies of this Plan. Proponents should contact the Ministry of the Environment, Conservation and Parks for the most up-to-date information.

The Ministry of the Environment, Conservation and Parks is responsible for approving and defining habitat of endangered species and threatened species. For habitat of endangered species and threatened species in the Town of Thessalon, the following policies will apply:

a) An Environmental Impact Study must be undertaken by the proponent to confirm the presence of any endangered species and threatened species and/or their habitat.

b) ***Development*** and site alteration shall not be permitted in the habitat area of endangered species and threatened species except in accordance with Provincial and Federal requirements.

c) ***Development*** and site alteration on adjacent lands to the habitat of an endangered species or threatened species is not permitted, unless it has been demonstrated (through appropriate evaluation) that there will be no

negative impacts on the natural features or their ecological functions. “Adjacent to” will generally mean within 120 metres of such habitat unless it is determined through the consideration of appropriate information or studies that a greater or lesser distance should be considered for particular species or site.

d) ***Development*** proponents should exercise due diligence to ensure that any activities being contemplated would not contravene the *Endangered Species Act, 2007,* that came into effect on June 30, 2008.

C7.8 IMPACT ASSESSMENT

Council will require an impact assessment for ***development*** and site alteration proposed in identified natural heritage features and areas and on 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 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 its ecological function 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 Ministry of Natural Resources 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) a description of the study area and landscape context;

b) description of the ***development*** proposal;

c) identification of the natural features and areas and ecological functions likely to be affected by the ***development*** proposal;

d) assessment of the potential impacts of the proposed ***development*** and/or site alteration on key natural heritage features and areas and ecological functions;

e) identification of mitigation requirements and monitoring requirements;

f) quantification of residual impacts (those that cannot be mitigated) if any; and

g) review and decision.

In determining the appropriate level of site assessment, consideration should also be given to:

a) The likelihood of a significant natural heritage feature or area being present;

b) The level of analysis that may have occurred previously as part of a separate planning process; and,

c) The timing of filed observations and investigations.

Council may undertake a peer review or may consult with a public authority to assist with the technical review and findings of an IA.

C7.9 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 and areas. However, nothing in Section C7 is intended to limit the ability of agricultural uses from continuing.

C8 RURAL DESIGNATION

C8.1 PURPOSE

The purpose of the Rural designation is to:

a) identify lands in the Town which are not connected to urban services and are not intended to be utilized for urban ***development***;

b) encourage rural land uses and associated activities that contribute to the economy of the Township; and,

c) ensure that the scale of ***development*** is compatible with the role and function of the rural area.

C8.2 LOCATION

The Rural land use designation applies to lands which abut the north side of Highway 17 as shown on Schedule A to this Plan.

C8.3 PERMITTED USES

a) agricultural uses, agricultural related uses and ***on-farm diversified uses***;

b) single detached dwellings on existing lots and ***additional residential units***;

c) garden suites in accordance with Section D2;

d) bed and breakfast establishments;

e) home occupations and home industries subject to Section C8.5.1 of this Plan;

f) veterinary clinics, abattoirs and uses which support agri-business;

g) commercial dog kennels subject to Section C8.5.7 of this Plan;

h) open space and recreational uses;

i) forestry and resource management uses;

j) uses related to recreation and tourism such as outfitting posts and eco-tourism uses;

k) small-scale public uses;

l) cemeteries subject to Section C8.5.4 of this Plan;

m) commercial and industrial uses which serve the rural community and are compatible in a rural environment subject to Section C8.5.5; and,

n) wayside pits and quarries, portable asphalt plants and concrete plants for specific road works undertaken by a public authority in the area.

C8.4 DEVELOPMENT POLICIES

C8.4.1 The Creation of New Lots

This Plan anticipates that lot creation in the Rural designation will be limited in nature, which shall be interpreted to mean lot creation will be limited to the creation of a single lots through the consent process. Multiple lot creation through the Plan of Subdivision or Plan of Condominium or consent process will not be permitted. New lots shall have a minimum lot area (severed and retained lot) that is appropriate for the intended use and access to the severed and retained lots shall be obtained from a local road, assumed by the Town of Thessalon for year-round maintenance. Proposals to sever land which would require access to Highway 17 shall not be permitted unless accompanied by written comments in support of the consent from the Ministry of Transportation.

C8.4.2 Minimum Distance Separation Formulae

New and expanding agricultural livestock facilities as well as non-farm ***development*** shall comply with the Minimum Distance Separation Formulae I and II. However, lots of record which existed on or before March 1, 2017 may be utilized in accordance with zone permissions that existed on the date this Plan was approved without the need to comply with separation distances established through the MDS Guidelines.

C8.5 RURAL DEVELOPMENT POLICIES

C8.5.1 Home Occupations and Home Industries

Home occupations are typically professional work and service activities that are carried out within the residential dwelling or accessory building that typically do not involve the retail sale of goods and services. In addition, such uses generally occupy a limited portion of the gross floor area of the dwelling and shall not change the character of the dwelling or its surroundings. Home occupations will be defined and regulated through provisions in the Town's Zoning By-law.

Home industries are small-scale industrial uses that are accessory to rural uses and/or a single detached dwelling. Such uses may also support the agricultural industry in the area. These uses should not detract from the primary use of the property for rural or residential purposes. Home industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing or transportation of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry. Home industries will be defined and regulated through provisions in the Town's Zoning By-law.

Entrances serving home occupation and home industries located adjacent to Provincial highways require the approval of the Ministry of Transportation (MTO). MTO may require the proponent to obtain an entrance permit and a sign if necessary. As a condition of these permits, the MTO requires the proponent to acknowledge that the use of the existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate home based businesses. In addition, the MTO will generally not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

C8.5.2 Additional Residential Units

Additional residential units are considered to be an ***affordable*** housing choice. The Zoning By-law will permit an ***additional residential unit*** within any dwelling type and within an ancillary structure. Zone provisions for such uses will regulates items such as but not limited to:

a) compliance with the Ontario Building and Fire Codes;

b) parking; and,

c) servicing.

C8.5.3 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted in single detached dwellings, provided the bed and breakfast establishment:

a) is located within the principal residence of the owner/operator; and,

b) preserves the character of the dwelling as a private residence;

c) adequate parking is available on the lot for the residential use and the bed and breakfast; and,

d) the water supply and private sewage system are appropriate to sustain the bed and breakfast.

The implementing Zoning By-law shall define a bed and breakfast establishment and may further detail the conditions under which a bed and breakfast establishment may be permitted. Notwithstanding Section xxx a), a bed and breakfast may be permitted in a detached accessory building subject to a zoning by-law amendment, but shall not be permitted in a camper, trailer or mobile home.

C8.5.4 Cemeteries

In accordance with the *Funeral, Burial and Cremation Services Act*, cemeteries may be permitted in the Rural designation subject to an amendment to the implementing Zoning By-law. A cemetery may include a crematorium as an accessory use. Before considering such an amendment, Council shall be satisfied that:

a) the size of the cemetery and the accessory uses are appropriate for the area;

b) the use can be accessed by roads which are designed to accommodate high volumes of traffic in short periods of time; and,

c) the applicant has fulfilled applicable technical requirements of the *Funeral, Burial and Cremation Services Act*.

For the purpose of this a Plan, a “Municipal Approval” that is required to obtain an approval under the *Funeral, Burial and Cremation Services Act* shall take the form of an approved zoning by-law amendment.

C8.5.5 Rural Commercial and Industrial Uses

The ***development*** of a rural commercial or industrial use that serves the needs of the rural area or recreational residents and visitors may be permitted, provided:

a) the subject lands have a lot area that is appropriate for the use;

b) the use is appropriate and compatible with other existing or potential uses in the Rural designation;

c) the establishment of the use will not prevent the efficient expansion of urban land use and servicing in the future;

d) open storage associated screened from view; and,

e) where the use involves a retail function, the majority of the products offered for sale, are produced or manufactured locally or in conjunction with an agricultural, an agricultural-related or an ***on-farm diversified use***.

The ***development*** of a new rural commercial or industrial use shall be subject to a Zoning By-law Amendment and may be subject to Site Plan Control.

C8.5.6 Recreation and Tourism Uses

This Plan supports the ***development*** of uses that benefit from a rural setting and visibility. On this basis, uses such as artist studios, pancake houses and sugar shacks, farm machinery and equipment exhibitions, outfitters, holiday-related exhibitions are permitted in the Rural designation. The establishment of such uses shall be subject to the approval of a zoning by-law amendment.

C8.5.7 Commercial Dog Kennels

Commercial dog kennels may be permitted in the Rural designation subject to an amendment to the implementing zoning by-law. Before considering such an amendment, Council shall be satisfied that:

a) the size of the proposed dog kennel is appropriate for the area;

b) the building housing the dog kennel and the associated dog runs is set back at least 100 metres from lot lines;

c) the use is located at least 500 metres from lands located in a Residential designation;

d) the noise emanating from the kennel will not have an adverse impact on the enjoyment of adjacent properties;

e) an appropriate animal waste management plan is put in place; and,

f) an undue concentration of dog kennels does not already exist in the general vicinity of the proposed kennel.

C8.6 PRIVATE SERVICES

Where industrial or commercial uses are proposed and such uses cannot be feasibly connected to the town's sewer and water system, such uses may proceed on the basis of private services provided such uses are dry in nature, unless demonstrated through a hydrogeological assessment, prepared to the satisfaction of council by a qualified professional in accordance with MECP guidelines, procedures and standards, that adequate on-site sewage and water services can be provided without causing public health problems. For the purpose of this policy dry industrial and commercial uses shall be defined as those uses which do not produce liquid waste as part of production or processing nor do they produce industrial waste water through cooling or washing processes.

C8.7 IMPLEMENTATION

Land use will be regulated through the creation of a Rural Zone category as well as appropriate definitions in the Zoning By-law to capture the range of uses contemplated in the Rural designation.

C8.8 SPECIAL EXCEPTIONS

C8.8.1 OPA No. 1

On lands legally described as LOTS 9-24, 60-62, PLAN 608; PART LOT 8, PLAN 608 AS IN T16602 EXCEPT T9537; PART LOTS 25-26 & 28, PLAN 608 AS IN T33956; PART LOTS 58-59, PLAN 608 AS IN T177568; PART LOT 59, PLAN 608 AS IN T49926; ALBERT STREET, PLAN 608 NORTH OF T9537; EDWARD STREET, PLAN 608 NORTH OF T9537; PART RIVER LOT 2 THESSALON, PART 2 PLAN 1R9743; PART RIVER LOT 2 THESSALON AS IN T435385 NORTH OF HWY 17; TOWN OF THESSALON the following provisions shall apply:

1. The lands are designated as "Residential" from "Rural" and all other provisions of Section C1 shall apply.
2. Schedule A, as attached, is hereby amended to redesignate the lands from "Rural" to "Residential".

C9 ISLAND DESIGNATION

C9.1 PURPOSE

The purpose of the Island designation is to:

a) identify islands proximate to the Thessalon shoreline; and,

b) generally restrict ***development*** of the islands.

C9.2 LOCATION

The Island designation applies to lands proximate to the Town's shore, which appear on Schedule A as islands. The Island designation does not distinguish between private lands or Crown lands and where Schedule A identifies islands which are not part of the corporate boundary of the Town, the policies of this Plan shall not be applicable.

C9.3 PERMITTED USES

Permitted uses shall be limited to existing lawful uses.

C9.4 DEVELOPMENT POLICIES

C9.4.1 Future Land Use and/or Lot Creation

This Plan anticipates that the islands will remain in a natural state. Any application for ***development*** shall require an amendment to this Plan and a Zoning By-law Amendment. In preparing a complete application in accordance with the *Planning Act* the following information will be required to accompany the applications for Official Plan and Zoning By-law Amendment:

a) A site evaluation report of natural heritage features and functions exhibited on-site and an Impact Assessment report prepared in accordance with the policies of this plan if the site evaluation report reveals natural heritage features or functions;

b) A study confirming the location of the minimum flood line elevation and confirming that ***development*** can be accommodated on-site and is not at risk due to flooding hazards or dynamic beach hazards;

c) A planning justification report which shall include a site plan; and,

d) An archaeological assessment.

C9.5 IMPLEMENTATION

Land use will be regulated through the creation of an Island Zone category which will restrict land use to existing lawful uses.

C10 HAZARD LANDS OVERLAY

C10.1 PURPOSE

The purpose of the Hazard Lands Overlay designation is to:

a) identify lands which may pose a risk to people and property due to natural hazards, which includes flooding; and,

b) establish policies to restrict or guide ***development*** or redevelopment in such areas.

C10.2 LOCATION

The Hazard Lands Overlay designation as shown on the Schedule "A" to this Plan applies primarily to lands adjacent to the Thessalon River and the Lake Huron shoreline.

However, it is the intent of this Plan that all ***hazardous lands*** and ***hazardous sites*** not identified on Schedule "A" to this Plan be subject to the policies within the Hazardous Lands Overlay designation.

C10.3 PERMITTED USES

Permitted uses on lands designated Hazard Lands Overlay include existing uses, open space uses and uses related to conservation or flood control.

C10.4 FORM OF DEVELOPMENT

It is the intent of this Plan that new ***development*** and site alteration within the Hazard Lands Overlay designation be restricted, however, ***development*** may be permitted in accordance with the underlying land use designation without the need for an Official Plan Amendment, but shall be subject to the policies in Section C10.5.

C10.5 DEVELOPMENT POLICIES

Development will generally be directed to areas outside of ***hazardous lands*** and ***hazardous sites***.

Development and site alteration shall not be permitted within the dynamic beach hazard. The dynamic beach hazard limit is the flooding hazard limit (178.3 metres CGD) plus a horizontal dynamic beach allowance of 30 metres.

Hazardous sites may also consist of unstable soils, organic soils, and unstable bedrock. Except as prohibited, ***development*** and site alteration may be permitted in ***hazardous lands*** and ***hazardous sites*** where the effects and risk to public safety are minor, could be mitigated in accordance with Provincial standards. Where ***development*** of a vacant lot or the physical expansion of existing buildings and structures is proposed within or partly within these features, the ***development*** proponent shall submit a technical study prepared by a qualified professional to the satisfaction of Council which demonstrates the following:

a) the hazard can be safely addressed, and the ***development*** and site alteration can be carried out in accordance with floodproofing standards, protection work standards, and access standards;

b) new hazards are not created and existing hazards are not aggravated;

c) no adverse environmental impacts will result;

d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and,

e) the ***development*** does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

Recommendations made in the technical report(s) will be implemented through the planning process. Where the technical report indicates that ***development*** within a particular hazard is not feasible, the ***development*** shall not proceed.

Within a floodplain, the creation of a new lot, a change in land use or the construction of buildings and structures requiring a *Planning Act* approval is prohibited, except for ***development*** and site alteration which, by its very nature, must be located within a floodplain. For the purpose of this policy, Schedule A to this Plan identifies the location of the flooding hazard. A floodplain consists of those areas, usually low lands adjoining watercourses, which have been or may be subject to flooding hazards. ***Development*** and site alteration also shall not be permitted with the flooding hazard, which is 178.3 metres CGD (177.8 m + 15 m allowance for wave uprush and other water related hazards) along Lake Huron. ***Development*** and site alteration shall generally be directed to areas outside of the

erosion hazard. The erosion hazard limit in flooding hazard limit plus a 6 meter horizontal erosion access allowance or as determined by a valid study.

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 within the flood 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.

i. ***Development*** and site alteration shall not be permitted to locate in ***hazardous lands*** and ***hazardous sites*** where the use is:

ii. An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;

iii. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and,

iv. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

C10.6 IMPLEMENTATION

Lands within the Hazard Lands Overlay designation will primarily be zoned to recognize existing uses as zone exceptions and such exceptions may establish limitations on new ***development*** and expansion in accordance with the policies of this Plan.

PART D: IMPLEMENTATION



PART D: IMPLEMENTATION

D1 ZONING BY-LAWS

The Town's zoning by-law will be updated within three years of the approval of the Official Plan as required by Section 26(9) of the *Planning Act*.

Where appropriate, and subject to the proper authority under the *Planning Act*, the Town may use Zoning with Conditions as a planning tool to assist in achieving the goals and policies of this Plan.

D2 TEMPORARY USE BY-LAWS

The Town may pass a by-law under section 34 of the *Planning Act* to authorize the temporary use of land, buildings or structures for any purpose otherwise prohibited under the zoning by-law. A Temporary Use By-law shall for specify the time period of the authorized use which shall not exceed three years from the day the by-law was passed and define the area to which it applies. Council may grant by by-law, extension periods up to three years each during which the temporary use is authorized. The Temporary Use By-law should be applied where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. Notwithstanding the above, a by-law authorizing the temporary use of a garden suite shall specify the time period of the authorized use of the garden suite which may be permitted on a property for up to 20 years from the day the by-law was passed. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a Temporary Use By-law, Council shall be satisfied that the following principles and criteria are met:

a) The proposed use should be of a temporary nature and should not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;

b) The proposed use should be reasonably compatible with adjacent land uses and not be out-of-character with the surrounding neighbourhood;

c) The proposed use should not require the extension or expansion of existing municipal services;

d) The proposed use should not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;

e) Parking facilities required by the proposed use should be provided entirely on-site;

f) The proposed use should generally be beneficial to the neighbourhood or the community as a whole; and,

g) The owner has entered into an agreement with the Town and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the by-law.

D3 HOLDING PROVISIONS

In accordance with the *Planning Act*, Council may, in a by-law passed under section 34 of the *Planning Act*, use a Holding Symbol (H) in conjunction with the zoning of land to permit the use of land, buildings, and/or structures for future uses. The future use(s) will not be permitted until specific conditions of the Town have been met, and the Holding Symbol (H) is removed through an amendment to the by-law. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within a site-specific zoning by-law amendment. Until such time that the Holding Symbol (H) is removed, the by-law may permit either the continuation of an existing use or a temporary use that will not inhibit the specified future use of the lands, buildings and/or structures.

D4 SITE PLAN CONTROL

All areas of the Town are proposed Site Plan Control areas under section 41(2) of the *Planning Act*. Council may, by by-law, designate the whole or part of the proposed Site Plan Control area as a Site Plan Control area. All proposed uses may fall under Site Plan Control and all lands within designations that permit single detached dwellings are proposed Site Plan Control areas, however, residential developments with 10 or fewer residential units are exempt from Site Plan Control in accordance with section 41(1.2) of the *Planning Act*, unless the parcel of land includes any land in a prescribed area identified under Ontario Regulation 254/23.

The following items may be required under an application for Site Plan Control to

permit ***development*** in a designated Site Plan Control area:

a) Plans showing the location of all buildings and structures to be erected and the location of all facilities and works to be provided, including facilities designed to have regard for accessibility for persons with disabilities; and

b) Drawings showing plan, elevation and cross-section views for each building to be erected, except residential buildings with less than 25 dwelling units, that show:

i. the massing and conceptual design of proposed buildings;

ii. the relationship of proposed buildings to adjacent buildings, streets, and exterior areas with public access;

iii. the provision of interior walkways, stairs, elevators, and escalators accessible to the public from streets, open spaces and interior walkways in adjacent buildings;

iv. matters related to building construction required under a by-law, in accordance with section 97.1 of the *Municipal Act*;

v. sustainable design elements on any adjoining highway including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;

vi. facilities designed to have regard for accessibility for persons with disabilities; and,

vii. as a condition of approval, all other matters specified under Section 41(7) of the *Planning Act*.

D4.1 ROAD WIDENINGS

The Town may require road widenings to be conveyed in conjunction with a site plan control agreement to address encroachments or to ensure the Town has sufficient land to widen a public road to meet a minimum standard. Such widenings may be required for any assumed public road where such road allowance is less than 20 metres in width.

D5 COMMUNITY PLANNING PERMIT SYSTEM

The Town shall through a By-law passed pursuant to Section 70.2 of the *Planning Act,* and O. Reg. 173/16, establish a community planning permit system for one or more specific areas of the Town.

D5.1 LANDS SUBJECT TO COMMUNITY PLANNING PERMIT SYSTEM

The following area(s) are described as proposed community planning permit area(s) and may be designated as such by a Community Planning Permit By-law passed by Council pursuant to the provisions of the *Planning Act* and its associated regulations:

a) All land within the Residential designation identified on Schedule 'A' to this Official Plan.

D5.2 INTENT

In an effort to be prepared for and respond the need for housing options, this community planning permit policy is considered to be an effective way of regulating the creation of ***additional residential units*** within existing residential dwellings.

D5.3 GOALS

In developing and implementing a Community Planning Permit System for ***additional residential units*** within existing residential dwellings, the goals are to:

a) establish an application process that ensures the ***development*** of ***additional residential units*** can be undertaken in a manner that is safe and orderly;

b) enact a system that facilitates discussion and collaboration between the Town and landowners with a collective goal of providing a diverse range and mix of housing options and respecting the character of existing neighbourhoods; and,

c) create an efficient approval process that provides for informed decision-making and the execution of binding agreements to occur at the same time.

D5.4 SCOPE OF AUTHORITY

The Community Planning Permit By-law is intended to be restricted to the ***development*** of ***additional residential units*** which will be more specifically defined in the Community Planning Permit By-law.

Within the areas for which a Community Planning Permit By-law has been enacted, the Zoning By-law will continue to apply, however zoning regulations relating to building construction may be modified, without the need for a zoning by-law amendment.

D5.5 CRITERIA

The modification of zoning regulations will be dependent on the extent to which criteria established through the Community Planning Permit By-law have been met. Examples of such criteria may include:

a) the submission of building design and construction plans;

b) protection, enhancement of parking areas, snow storage and outdoor amenity space; and,

c) in the case of redevelopment or expansion, siting new building and structures to minimize the extent of change or disruption to neighbouring landowners.

D5.6 CONDITIONS

The modification of zoning regulations may require the landowner to fulfil certain conditions established through the Community Planning Permit By-law. Examples of such criteria and conditions may include:

a) agreeing to stipulations on outdoor storage;

b) agreeing to maintain off-street parking areas; and,

c) installing privacy fences and/or landscaping features.

D5.7 ADMINISTRATION

The Community Planning Permit System will be administered in accordance with O. Reg 173/16 with the further requirement that a Notice of Complete Application

for a Community Planning Permit shall be forwarded to all abutting landowners of the applicant's land at least 10 days prior to Council's consideration of the permit.

D6 MINOR VARIANCE

Council may appoint a Committee of Adjustment in accordance with Section 44 of the *Planning Act* to consider and/or grant minor variances from the provisions of the implementing Zoning By-law. In determining whether to approve an application for a minor variance, The Committee of Adjustment will need to be satisfied that the application meets all of the four tests:

1) That the requested variance conforms with the general intent and purpose of the Official Plan;

2) That the requested variance is in keeping with the general intent and purpose of the Town's Zoning By-law;

3) That the requested variance is desirable for the appropriate ***development*** or use of the land, building and/or structure on the lot; and,

4) That the requested variance is minor in nature.

In making a determination of whether a variance is minor as required in policy D6.4, the Committee of Adjustment should have greater regard for the degree of impact which could result from the variance and less regard to the magnitude of quantitative or absolute relief sought by the applicant. In addition, applicants who request a minor variance should be prepared to demonstrate a need for the requested relief on the basis that the subject zoning provision is not warranted in a particular circumstance, or is otherwise impossible or not reasonable to comply with.

D7 COMMUNITY IMPROVEMENT

These policies are intended to provide a basis and mechanism for Council to utilize the provisions of Section 28 of the *Planning Act* for community improvement project areas, to encourage the planning or replanning, design or redesign, resubdivision, clearance, ***development***, or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or of any them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious,

charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary for specific areas of the Town. It may also include the provision of ***affordable*** housing.

Council may, by by-law, designate the whole or any part of the Town as a community improvement project area. In accordance with a by-law passed that designates a community improvement project area, Council may undertake and adopt a Community Improvement Plan (CIP) in order to implement the policies of this Plan, as municipal finances and other sources of funding permit. Wherever possible Council will seek funding from senior government sources and other partnerships to assist in community improvement programs after clarifying what components of improvement plans will be eligible for Community Improvement grants and loans as prescribed by Section 28(7) and Section 32 of the *Planning Act*. Council may also include tax assistance programs as prescribed by Section 365.1 of the *Municipal Act*. Through a Community Improvement Plan the Town may also register agreements relating to grants and loans issued to fulfil CIP objectives.

D7.1 COMMUNITY IMPROVEMENT AREAS

All lands located within the Town of Thessalon as shown on Schedule A to this Plan shall be defined as Community Improvement Areas and Town-owned lands that are declared to be surplus to the Town's needs may be targeted for Community Improvement Projects.

D7.2 COMMUNITY IMPROVEMENT PROJECTS

Community Improvement projects could include, but are not limited to:

a) the ***development*** of seniors housing or forms of ***affordable*** housing;

b) the ***development*** of parks, recreational trails and public uses at or near the waterfront;

c) improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;

d) projects designed to foster accessibility and active transportation in the community;

e) tree planting and street beautification programs and improvements to private buildings and properties; or,

f) the construction and improvement of buildings and structures that promote energy efficiency.

D8 SUBDIVISION OF LAND

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

a) The approval of the ***development*** is not premature and is in the public interest;

b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;

c) The density of the ***development*** is appropriate for the neighbourhood as articulated in the policies of this Plan that relate to density and ***intensification***;

d) The subdivision, when developed, will be easily integrated/connected with other ***development*** in the area and the individual lots will front on a local street rather than a Provincial highway;

e) The subdivision has incorporated design measures and green standards that will support accessibility, active transportation and transit;

e) The subdivision conforms with the environmental protection policies of this Plan; and,

f) The proposal conforms to Section 51 (24) of the *Planning Act*, as amended.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Town will be required. Applicants are encouraged to consult with the approval authority prior to submitting an application.

D9 NON-CONFORMING USES

D9.1 INTENT OF OFFICIAL PLAN

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, where issues of compatibility are not created, it may be necessary and practical to allow the replacement, extension

or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:

a) the feasibility of acquiring the property for holding, sale, lease or ***development*** by the Town for a more appropriate permitted use; and,

b) the possibility of relocating the non-conforming use to a more appropriate location.

D9.2 ROLE OF THE IMPLEMENTING ZONING BY-LAW

Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:

a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;

b) the use does not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;

c) the use does not interfere with the appropriate ***development*** of the surrounding lands; and,

d) when the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

D10 PRE-CONSULTATION AND COMPLETE APPLICATIONS

In order to ensure that all the relevant and required supporting information pertaining to a planning application is provided at the time of submission, proponents may, and are encouraged to, attend a pre-consultation meeting with staff prior to the submission of a planning application. In preparation of any planning application, the proponent will compile pertinent background information and will review this Official Plan, while the Town will determine what supporting information (i.e. reports and studies) is required as part of the complete application submission and inform the proponent of these requirements.

The following information, at a minimum, shall be required as part of a complete application:

a) prescribed application fee;

b) completed application form together with requisite authorizations, if necessary;

c) prescribed information and material as required by the *Planning Act* Regulations;

d) covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);

e) concept plans and/or drawings;

f) a public consultation strategy; and,

g) any studies identified as necessary by the Town.

The following supporting information and studies may be required as part of a complete application:

a) Transportation Impact Study;

b) Functional Servicing Report;

c) Stormwater Management Plan;

d) Tree Preservation Report and Plan;

e) Hydrogeological Assessment;

f) Watershed or Subwatershed Study;

g) Floodline Delineation Report;

h) Architectural/Urban Design Study;

i) Environmental Site Assessment;

j) Planning Justification Report;

k) Ministry of the Environment, Conservation and Parks Record of Site Condition (RSC);

l) Contaminant Management Plan;

m) Environmental Impact Study;

n) Lake Impact Study;

o) Archaeological Assessment;

p) Heritage Impact Assessment;

q) Wind Study;

r) Noise Study;

s) Vibration Study;

t) Geotechnical Study;

u) Slope Stability Study;

v) Market/Retail Impact Study or Analysis;

w) Viewscape or Shadow Impact Assessment;

x) Conceptual Site Plan and Building Elevations;

y) Erosion and Sediment Control Plans;

z) Conservation Plan;

aa) Any other study or assessment intended to provide justification and assess ***development*** impacts.

In addition, for major ***development*** proposals, it is the responsibility of the proponent to develop a consultation strategy, outside of the *Planning Act* process, for the purpose of consulting with citizens, agencies and stakeholders.

PART E: INTERPRETATION



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E1 GENERAL

With the exception of the items noted below, any change or deviation from this Plan will require an amendment to the Official Plan.

The following items may be changed or deviate from, to the extent stated, without an amendment. Where minor deviations to the Plan are made, in accordance with the rules outlined below, these deviations shall be indicated when a planning application is made to amend the Official Plan in order to show the up-to-date situation:

a) In the areas that are presently undeveloped, land use district boundaries which are not clearly defined by roads, topographic or other fixed features may be adjusted to accommodate subdivision designs or planning applications so long as the general intent of the Official Plan is maintained;

b) In undeveloped areas, school sites, parks, and neighbourhood commercial areas may be incorporated into subdivision designs in the manner most suitable to the physical features or limitations of the area provided that the general intent of the Plan is maintained;

c) In the Plan, figures, quantities, densities, and distances are not intended to be exact or rigid. It is intended that reasonable latitude will be available to Council in the interpretation and application of these numbers and policies when actually establishing or approving the size, exact location, or nature of proposed ***development*** where it is deemed by Council to be necessary for the desirable ***development*** of the Planning Area provided that the general intent of the Official Plan is maintained. In this context, most of the suggested planning standards have been included as guidelines for Council to follow, and should be periodically reviewed as to their adequacy or appropriateness in meeting changing circumstances; and

d) The boundaries between land uses designated on the Land Use Schedules are approximate only except where they coincide with major roads, shorelines, lot boundaries or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan.

E2 GLOSSARY

Terms that are ***bolded and italicized*** in this Plan are defined in accordance with the definitions provided in this section.

Additional residential unit: a self-contained dwelling unit located on the same lot ancillary to, or within a dwelling containing a residential use, which includes its own cooking facilities, sanitary facilities, living and sleeping areas.

Adverse effect: as defined in the *Environmental Protection Act*, means one or more of:

a) Impairment of the quality of the natural environment for any use that can be made of it;
b) Injury or damage to property or plant or animal life;
c) Harm or material discomfort to any person;
d) Impairment of the safety of any person;
e) Rendering any property or plant or animal life unfit for human use;
f) Loss of enjoyment of normal use of property; and
g) Interference with normal conduct of business.

Affordable*:* means, in the case of ownership housing, the least expensive of:

1) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

In the case of rental housing, the least expensive of:

1) A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2) A unit for which the rent is at or below the average market rent of a unit in the municipality.

Development: 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:

1) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards;
2) or works subject to the *Drainage Act*; or
3) underground surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, in accordance with the Provincial Planning Statement, 2024, where advanced exploration has the same meaning as under the *Mining Act*.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.

Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda] organic soils) or unstable bedrock (karst topography).

Intensification: the development of a property, site or area at a higher density than currently exists through:

1) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
2) the development of vacant and/or underutilized lots within previously developed areas;
3) infill development; and
4) the expansion or conversion of existing buildings.

Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs and exfiltration systems.

On-farm diversified uses: on-farm diversified uses include uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses, include, but are not limited to, home occupations, home industries, agritourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.