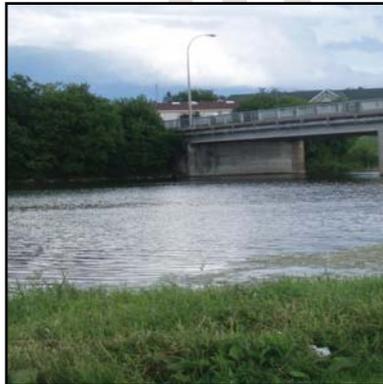
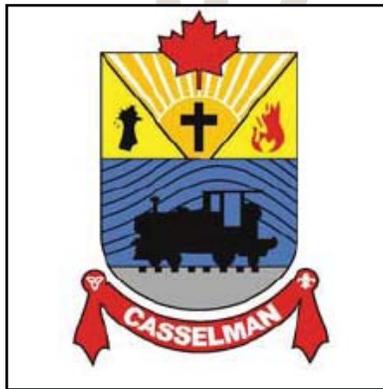


# Village of Casselman Official Plan



May 2008

**VILLAGE OF CASSELMAN  
OFFICIAL PLAN**

**BY-LAW 2008-239, ADOPTED BY COUNCIL OF  
THE CORPORATION OF  
THE VILLAGE OF CASSELMAN MAY 13, 2008**

**APPROVED BY THE UNITED COUNTIES OF  
PRESCOTT AND RUSSELL MAY 14, 2008**

**VILLAGE OF CASSELMAN  
P.O. BOX 710, 751 ST-JEAN STREET  
CASSELMAN, ON K0A 1M0**

**PREPARED BY:**

**J.L. RICHARDS & ASSOCIATES LIMITED  
Consulting Engineers, Architects & Planners  
864 Lady Ellen Place  
Ottawa, ON K1Z 5M2**

JLR-22474

# THE CORPORATION OF THE VILLAGE OF CASSELMAN

## BY-LAW NO.: 2008-239

BEING A BY-LAW TO ADOPT A NEW OFFICIAL PLAN AS PER SECTION 26 (1) OF THE PLANNING ACT R.S.O. C.P13 AS AMENDED IN 2006, C23, S.13 AND TO REPEAL THE EXISTING OFFICIAL PLAN ADOPTED BY BY-LAW 96-615 AND BY-LAW 2008-234.

**WHEREAS** Section 26(1) of the *Planning Act R.S.O. c, P. 13* (as amended 2006, c.23, s.13) requires the Council of the Municipality that adopted an Official Plan to, not less frequently than every five years, after the plan comes into effect, review and revise the Official Plan.

**AND WHEREAS** Council held a Special Meeting, open to the public, on November 13, 2007 to discuss the revisions that may be required.

**AND WHEREAS** Council held an Open House on March 11, 2008 for the purpose of giving the public an opportunity to review and ask questions about the proposed Amendment to the Official Plan.

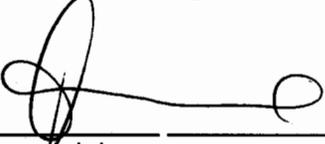
**AND WHEREAS** Council held a Public Meeting March 25, 2008 for the purpose of giving the public an opportunity to review and ask questions about the proposed Official Plan and Schedules.

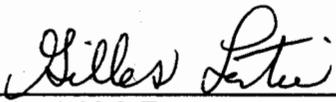
**NOW THEREFORE** the Council of the Village of Casselman enacts as follows:

1. The Official Plan for the Village of Casselman as contained in the text and schedules attached hereto and forming part of this by-law, is adopted as the Official Plan for the Village of Casselman.
2. The Clerk of the Municipality is authorized and directed to make application to the United Counties of Prescott and Russell for approval of the aforesaid Official Plan which repeals and replaces the current Official Plan.
3. This by-law shall come into force in accordance with the provisions of the *Planning Act*.
4. By-law 1996-615 and 2008-234 are hereby repealed.

Certified that the above is a true copy of By-law No 2008-239 as enacted and passed by the Council of the Corporation of the Village of Casselman on May 13, 2008.

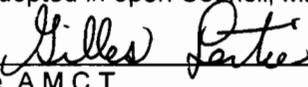
This Official Plan was adopted by Council of the Corporation of the Village of Casselman by By-law No. 2008-239 under Section 17(14) and Section 26(1) of the *Planning Act* on the 13<sup>th</sup> of May 2008.

  
\_\_\_\_\_  
Conrad Lamadeleine,  
Mayor

  
\_\_\_\_\_  
Gilles Lortie, A.M.C.T.  
Clerk

May 13, 2008

I, Gilles Lortie, Clerk for The Corporation of the Village of Casselman, does hereby certify that this document is a true certified copy of by-law 2008-239 adopted in open Council, May 13, 2008.

  
\_\_\_\_\_  
Gilles Lortie, A.M.C.T.  
Clerk

File No.: 030-LOPA-08-002  
Municipality: Village of Casselman  
Subject Lands: Village of Casselman

Date of Decision: May 14<sup>th</sup>, 2008  
Date of Notice: May 15<sup>th</sup>, 2008  
Last Date of Appeal: June 4<sup>th</sup>, 2008

## NOTICE OF DECISION

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### With respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

---

A decision was made on May 14<sup>th</sup>, 2008 to approve the new Official Plan of the Village of Casselman as adopted by the Council of the Village of Casselman with By-law 2008-239 subject to the modifications identified in the Decision.

#### **Purpose and Effect of the Official Plan Amendment**

This new Official Plan establishes policies to guide development and protect identified resources within the Village of Casselman for a twenty year time horizon. A copy of the decision is attached.

#### **When and How to File an Appeal**

Any appeal to the Ontario Municipal Board must be filed with the United Counties of Prescott and Russell no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Director of Planning and Forestry Department, at the address shown below and it must,

- (1) Set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) Set out the reasons for the request for the appeal, and
- (3) Be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

#### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the United Counties of Prescott and Russell to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

#### **When the Decision is Final**

The decision of the United Counties of Prescott and Russell is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

#### **Other Related Applications**

All lands within the Village of Casselman are subject to the proposed new Official Plan: certain lands may be the subject of applications under the *Planning Act* for zoning by-law amendments, minor variances, approval of proposed plans of subdivision and consents, none of which are known to be directly related to or contingent upon the approval of the proposed Official Plan. To obtain certain file numbers of pending applications for zoning by-law amendments, minor variances, approval of proposed plans of subdivision and consents please contact the Village of Casselman.

#### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the United Counties of Prescott and Russell at the address noted below or from the Municipality.

#### **Mailing Address for Filing a Notice of Appeal**

United Counties of Prescott and Russell  
Planning and Forestry Department  
59 Court Street  
L'Orignal ON K0B 1K0

Submit notice of appeal to the attention of  
Louis Prévost, Director of Planning.

Tel: (613) 675-4661 ext. 7100  
Fax: (613) 675-1007

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# 1 INTRODUCTION

## 1.1 GEOGRAPHICAL CONTEXT

Casselman is a Village along the South Nation River and is located in the United Counties of Prescott and Russell, between the Ottawa and St. Lawrence Rivers, 30 minutes from Ottawa, 90 minutes from Montréal and 40 minutes from the United States border. Casselman is the central hub of an agricultural area, among the most fertile lands in the country. Casselman, being near Highway 417 between Ottawa and Montréal, has easy access to surrounding cities, while keeping the character of a small town. (Figure 1 shows the local context of Casselman.)

The Village of Casselman, incorporated on the 22<sup>nd</sup> day of June 1888, owes its name to Martin Casselman who first settled there in 1844. Mr. Casselman recognized a need to establish a sawmill, as settlers arrived from west Québec, attracted by inexpensive tracts of land covered in pine and oak forests. The new settlers, mainly of French Canadian extraction, were encouraged to settle in the area by the Roman Catholic clergy anxious to expand the church's domain.

Martin Casselman built his mill near a small waterfall on the South Nation River and operated the industry for more than forty years. During this time, the settlement expanded modestly, closely tied to the lumber industry and a burgeoning agricultural sector, which expanded as lands were cleared.

In 1881, the railway arrived, thanks to the efforts of Martin Casselman who had paid more than \$40,000 to J. R. Booth, the Ottawa valley lumber baron, to reroute the railroad from St. Albert to the Village. As a result, the Village began a period of rapid growth, one which has continued to this day.

In 1891, the first of three major fires converged on the new settlement and destroyed the Casselman mill, as well as 4,000,000 metres of lumber and 18 railway cars loaded with milled wood. The second fire, in 1897, was even more devastating, as the whole Village, as well as thousands of hectares of forests, was turned to ashes. These fires completely transformed the nature of Casselman from a lumber town to a service centre for the agricultural industry, which literally rose from the ashes of the great fire as forests were transformed to arable plains.

The year 1909 saw the construction of the Coupal Dam, a 460 foot hydro-electric facility built by Joseph Coupal in order to provide power to his flour mill and private residence. The facility was modified over the years and, by 1915, Mr. Coupal provided power for the entire Village. This continued until 1948 when Ontario Hydro took over the responsibility for the provision of the utility to a population that had outgrown the capabilities of the Coupal Dam. Eventually, a new dam was constructed. There remain only the ruins of the Coupal Dam as a reminder of the entrepreneurial spirit of the early days of the Village of Casselman.

Today, the Village of Casselman remains a thriving Village that has maintained its French Canadian heritage and continues its uninterrupted growth, loyal to the early dreams of Martin Casselman.

The Village of Casselman has seen the highest increase in population across the United Counties of Prescott and Russell over the past five years (13.2%). It is one of a very few municipalities that has demonstrated continuous growth since the early part of this century.

It is a goal of Council to maintain a strong growth rate.

Table 1 illustrates Casselman’s historical population data showing virtually uninterrupted growth since 1921. In the past 80 years, the Village’s population has increased by nearly 200%, an average of 2.47% per year.

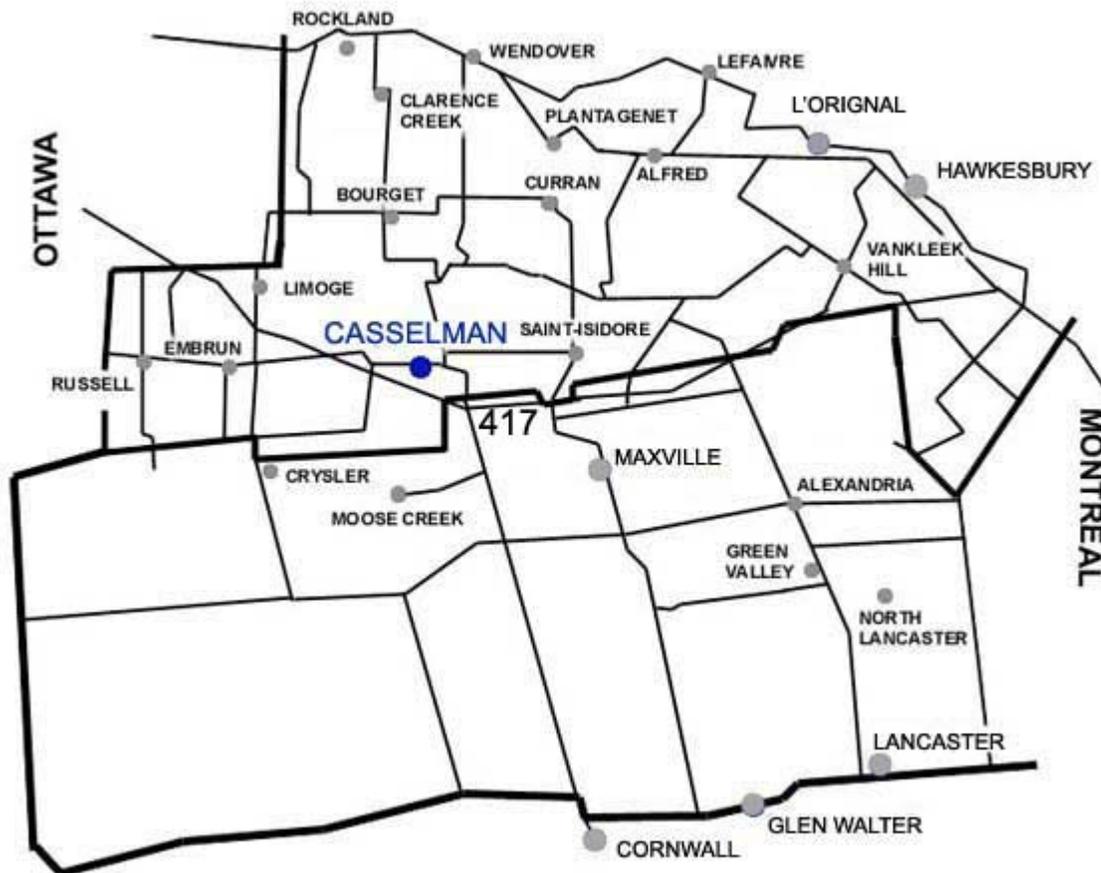
<b>Table 1: Historical Population Figures and Growth (1921-2001)</b>		
<b>YEAR</b>	<b>POPULATION</b>	<b>% GROWTH</b>
1921	977	
1931	995	1,84%
1941	1021	2,61%
1951	1158	13,42%
1961	1277	10,28%
1971	1337	4,70%
1981	1675	25,28%
1991	2434	45,31%
2001	2910	19,56%

Sources: Statistics Canada (1921-2001)

From 1991 to the present (2006 Census), Casselman’s population has increased by 35%, an average growth rate of 2.4% per year. Although Casselman has seen certain “booms,” it has generally seen growth averaging 2.4% per year.

The Village of Casselman is a predominantly French speaking municipality, where approximately 83% (2006 Census - Statistics Canada), of the population’s mother tongue is French. Fifteen (15%) percent of the population claim English as their mother tongue, with the remaining 2% having a language other than English or French as its mother tongue. This concentration of French speaking residents has resulted in the location of French language primary and secondary schools in the Village. The presence of these educational facilities will continue to attract new residents of French extraction.

Figure 1



## 1.2 PLANNING ACT CONTEXT

Pursuant to Section 17 of the *Planning Act*, R.S.O., 1990, Chapter P.13, as amended, Council is charged with responsibility for preparing and adopting an Official Plan for the Village of Casselman. Pursuant to Section 26 of the *Planning Act*, Council is required to update its Official Plan every five years. This Plan updates and consolidates the current Official Plan approved on May 6, 1996, and its seven Official Plan Amendments, and has been prepared in response to the requirements of Section 26 of the *Planning Act*.

The *Planning Act* also provides that, where an Official Plan is in effect, no public work shall be undertaken and no By-law shall be passed for any purpose that does not conform to the Official Plan, with certain exceptions as provided by Section 24 of the *Planning Act*. This Plan will guide Council in its future decision-making pursuant to this requirement.

In exercising its planning authority, Council shall have regard to matters of Provincial Interest set out in Section 2 of the *Planning Act*. From a policy perspective, this Plan contains policies that are intended to reflect matters of provincial planning interest, as expressed in the Provincial Policy Statement issued under the authority of the *Planning Act*.

Section 17 of the *Planning Act* sets out required processes and procedures for amendments to Official Plans. Council shall be guided by these requirements in dealing with applications for Official Plan amendments from the public, as well as those amendments initiated by Council.

### **1.3 PROVINCIAL POLICY STATEMENT**

The preparation and adoption of an Official Plan is subject to Provincial law. As such, the Official Plan was drafted, reviewed and adopted in conformity with the requirements of the *Planning Act* and the content of the Plan is consistent with the Provincial Policy Statement issued under Section 3 of the *Planning Act*, which came into effect on March 1, 2005.

A municipal government's authority for land use planning is subject to the Provincial Policy Statement (PPS). Land use planning decisions must be consistent with the PPS. The "must be consistent with" provision replaces the previous "must have regard to" approach that had been the standard test of the planning merits of all land use decisions since the concept of Provincial policy statements was introduced in the 1983 *Planning Act*. The "must be consistent with" approach is expected to result in more consistent land use planning decisions as there will be less room for interpretation of planning policies.

The PPS includes definitions of numerous significant terms used in its policies. These definitions will apply to instances in this Plan where the same terms are used, for instance in reference to "development," "adjacent lands," or "Sensitive land uses," among others. Where this Plan employs a different meaning for a term defined in the PPS, this will be specifically identified in the text of the Plan.

### **1.4 PURPOSE AND STRUCTURE OF THE OFFICIAL PLAN**

#### **1.4.1 Purpose of the Official Plan**

The *Planning Act* requires that the Village of Casselman prepare and adopt an Official Plan that covers the full extent of its territory. The *Planning Act* also identifies matters of provincial interest that are further defined by the PPS.

The Village's Official Plan must be consistent with the policies in this Statement. The goal of the Official Plan is to provide guidance and direction for growth and development, redevelopment and/or conservation activities of the municipality. The Official Plan does not regulate land use but provides the policy framework for regulatory tools, such as zoning by-laws, plans of subdivision and consents, capital works programs, municipal budgets, and various municipal by-laws. The Official Plan provides direction on these implementation measures.

#### **1.4.2 Title and Components of the Official Plan**

This document shall be known as the Official Plan for the Village of Casselman. The Village of Casselman Official Plan is divided into eight major components, as follows:

Part 1 Introduction:

Provides an overview of the planning area and the organization of the Plan and explains the political and administrative framework within which land use planning is carried out in Ontario.

## Part 2 Sustainable Communities:

Addresses residential and non-residential development and the infrastructures required to support long term sustainability. These policies are generally designed to guide land use, protect and enhance our natural heritage, and identify areas that must be avoided to ensure the protection of persons and property.

## Part 3 Infrastructures:

These policies address the need to provide appropriate infrastructures to ensure sustainable development for the safety and security of residents. Policies include water, wastewater, surface water and transportation infrastructures, as well as waste management, communication, energy, and other required services.

## Part 4 Resources:

These policies are designed to ensure sustainable use of resources.

## Part 5 Natural Heritage:

These policies seek to ensure the preservation and enhancement of natural heritage features, such as wetlands, fish habitat and wildlife habitat.

## Part 6 Public Health and Safety:

This section addresses constraints to development, such as floodplains and unstable slopes, which could result in threats to persons and property.

## Part 7 Implementation of the Official Plan:

This section addresses the various tools available to ensure that the Official Plan's policies are properly implemented.

## Part 8 Schedules:

There are two map schedules that provide a geographical reference for the Plan's policies. They are:

Schedule A - Land Use Designations, Transportation

Schedule B - Environmental Resource Areas, Public Health and Safety, Cultural Heritage and Archaeology

### **1.4.3 Political and Administrative Framework**

The Village of Casselman Official Plan is a detailed set of land use policies that is consistent with the Provincial Policy Statement.

The Council of the United Counties has been assigned Delegated Authority under the *Planning Act*. The United Counties of Prescott and Russell has authority to approve local Official

Plans and Official Plan Amendments. The Village of Casselman Official Plan needs to conform to the policies of the United Counties of Prescott and Russell Official Plan.

## **1.5 GOAL AND OBJECTIVES**

### **1.5.1 Goal**

The goal of the Official Plan is to provide for the effective and efficient management of land use and resources within a sound corporate fiscal framework that balances the rights of the individual and the needs of the community with the need to conserve and protect the environment.

### **1.5.2 Objectives**

The following represent the broad objectives of the Plan that Council feels are consistent with the principal goal of the Official Plan.

1. To ensure the orderly growth, development or redevelopment of the municipality that is in the best interests of residents, institutions and private industry.
2. To support a more contained and densified urban environment that is designed to be sustainable and pedestrian-oriented.
3. To recognize that components of the built and natural environments contribute to the character of Casselman and sense of community and, in turn, 'placemaking'.
4. To build a unique community character with a commitment and attention to a variety of aspects, such as landscapes, built form, heritage, mix of uses, urban design, services, etc.
5. To recognize that a unique and enjoyable community and places are created through community improvements, quality design, less obtrusive signage, pedestrian-friendly environments and accessibility.
6. To collaborate with other authorities, including but not limited to South Nation Conservation, the United Counties of Prescott and Russell, and recognize that this is essential to ensuring that municipal objectives can be met.
7. To ensure that future development within the municipality is consistent with the objectives and policies of the various levels of government having jurisdiction in the area now or in the future.
8. To recognize that culture and recreation are vital components of a healthy community.
9. To recognize that the Community Core Area (i.e. Principale Street) is a very important part of the Community and would benefit from a variety of planning and design activities that improve its role as a key community node.
10. To promote economic development to ensure a balanced community.

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11. To take a comprehensive approach when dealing with economic development, looking at aspects such as transportation, housing, the downtown, marketing, incentives and policy.
  12. To provide an overall planning framework within which public and private development can take place, including the designation of land use areas, the road system, and the development of community services and facilities.
  13. To encourage a wide range of housing choices that provide variety and mix of housing type, density, lot size, character, tenure, and affordability.
  14. To support social services to meet the needs of a diverse population.
  15. To recognize that housing choice is critical to meeting the diverse needs of current and future residents of Casselman – special needs, singles, young families, and an aging population.
  16. To encourage development, through intensification or infill or other means, that will minimize the need to extend municipal services.
  17. To allow residential development and redevelopment that takes into consideration the need to meet a wide variety of housing needs while providing affordable housing designed with the health, safety and convenience of Village residents.
  18. To recognize that heritage values must not be lost as enhancements to existing neighbourhoods, including infill and other activities to strengthen neighbourhoods, occur in the future.
  19. To provide an appropriate level of services for development or redevelopment with a minimum of expense to the ratepayers of the municipality.
  20. To recognize that amenities and design are valued as being integral to development.
  21. To recognize that integrating growth with services, infrastructure, and schools is desirable for the future of the community.
  22. To recognize that a well-planned transportation network is central to providing transportation choices that accommodates multi-modal transportation within the community, and connecting with other places.
  23. The need to recognize north-south road capacity along Principale Street is recognized as important.
  24. To support transit, commuter rail.
  25. To ensure adequate roadway capacity, especially for emergency vehicles, is an important component of developing new areas.
  26. To support a pedestrian-friendly environment that includes a trail network for walking and cycling for recreation and access to amenities, employment, and services.

27. To increase employment opportunities by promoting growth of the Village and the surrounding area's economy.
28. To promote economic development by offering suitably located sites for industrial and commercial uses and protecting existing employment lands.
29. To establish an appropriate framework for encouraging economic development.
30. To identify lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community; locations where commercial and industrial activities 'fit' within the community context.
31. To strengthen the commercial core by increasing the range of commercial and personal services permitted, by promoting higher density residential development and redevelopment, and by conserving a pattern of mixed use development.
32. To provide for improvements to the water and sewer services in order to eliminate constraints to future development and to ensure the maintenance of high environmental standards.
33. To expand services concurrently with development and recognize this as good planning and development practice.
34. To provide measures for initiating community improvement and the implementation of Community Improvement Plans.
35. To provide for a linear park system that implements open space linkages between existing and future passive and active parkland and new neighbourhood areas within the Village and future regional linkages.
36. To provide access to nature by way of a trails system as a means to optimize recreational resources in an environmentally friendly way.
37. To protect the environment, including the land, air and water and the life it supports for the benefit of all generations.
38. To provide for the protection of the shoreland ecosystem of the South Nation River and to recognize the natural resource values of this waterbody.
39. To provide an expeditious and fair approval system and recognize that this is a critical part of an effective planning process.
40. To encourage public participation in community and neighbourhood planning processes.
41. To make the planning process user-friendly by making the Plan easy to understand and to use.

## **1.6 PLANNING PERIOD**

The Village of Casselman Official Plan is intended to guide land use for a twenty-year period, i.e., until the year 2028. The reader is cautioned, however, that the Plan has been prepared on the basis of existing conditions and information available at the time of the Plan's preparation. An Official Plan should be viewed as a work in progress and it is intended that, as conditions change, as new information becomes available, and as our understanding of issues and priorities changes, there will be a need to review various policies from time to time.

## 2 SUSTAINABLE COMMUNITY

### 2.1 INTRODUCTION

The Sustainable Communities policies are intended to guide residential and non-residential development in the Village, which is not required for their natural heritage values. The policies are designed to help manage change and to promote efficient use of scarce land resources. It is the objective of these policies to strengthen our community through effective use of our infrastructures and by striving to achieve efficient development patterns. Protecting our natural and environmental resources as well as the distinct character of our Village will contribute to the long-term goal of developing a sustainable community.

This section of the Plan applies to the Community Core Policy Area, Residential Policy Area and the Economic Enterprise Policy Area designations.

#### 2.1.1 Growth Forecasts

The Village of Casselman has experienced tremendous growth over the past three decades. Population and employment forecasts were completed as part of the Land Needs Background Study, which was completed during the preparation of this Official Plan, and are used for planning and managing growth in the Village.

Rapid growth often results in social, political, economic and environmental pressures that can threaten the very qualities that attracted so many to settle in this region. Casselman must be cognizant of many growth related issues, such as costs associated with water and sewer service, landfill capacity, environmental impacts, and development pressure on our resource areas.

The policies in this section are based on population projections and estimated housing requirements. Population and housing projection tables that summarize expected growth from 2006 to 2031 follow. The tables are based on Statistics Canada census years in order to facilitate monitoring of population and development activity. The projections for the Village of Casselman, shown in Table 2, are derived at through past growth trends (1921 to 2006) of 2.4% growth per year.

Table 2.2: Historical and Projected Populations for the Village of Casselman (Five Year Increments)								
	Historical			Projected				
	1996	2001	2006	2011	2016	2021	2026	2031
<b>Casselman<sup>1,2</sup></b>	2,877	2,910	3,294	3,709	4,176	4,701	5,293	5,960
<b>% growth</b>	-	2.29%	2.63%	2.4%	2.4%	2.4%	2.4%	2.4%

Notes:

1. Sources: Statistics Canada, 1996 to 2006, and projections
2. Projections based on an assumed growth rate of 2.4% per year

Table 3 provides an estimate of housing requirements based on 2.6 persons per dwelling unit. (Note: The average number of persons per dwelling in Prescott and Russell was 2.7 in 2001. The average is expected to fall over the life of the Official plan as the population ages.)

<b>Table 3: Projected Dwelling Unit Requirements by Type per Five Year Period</b>					
<b>Period</b>	<b>Single-detached</b>	<b>Semi-detached</b>	<b>Row House</b>	<b>Apartment</b>	<b>Projected total</b>
<b>2006-2011</b>	120	9	10	27	<b>166</b>
<b>2011-2016</b>	122	13	10	30	<b>175</b>
<b>2016-2021</b>	137	15	11	34	<b>197</b>
<b>2021-2026</b>	154	17	13	38	<b>221</b>
<b>2026-2031</b>	174	19	14	43	<b>250</b>
<b>Total</b>	<b>707</b>	<b>72</b>	<b>58</b>	<b>171</b>	<b>1009</b>

The population and housing projections are provided as a baseline for the identification of growth within the settlement area and employment lands, to assist in the development of capital budgets for municipal infrastructure programs and for planning and support for public services, such as schools and other institutions. Although the growth projections are part of the basis for the policies of this Plan, they are intended to be interpreted as a formal policy of the Plan. As such, population and/or housing forecasts may be revised and such revision, by and of itself, will not require an Official Plan amendment. It is a policy of this Plan, however, that the Sustainable Communities and Infrastructures policies will be reviewed should subsequent census population figures prove to diverge significantly from the projections provided in Tables 2 and 3. Council will review the forecasts in 2010.

### **2.1.2 An Aging Population**

The average age of Casselman in 2006 was 39.3, slightly older than the Ottawa-Gatineau area at 38.4. The number of seniors is anticipated to increase in the coming decades as the 'Baby Boom' generation ages.

### **2.1.3 A Family Oriented Population**

Casselman has a fairly high proportion of youth, aged 19 years and younger. This can be attributed to the appeal of the community to young families in their child-rearing years.

### **2.1.4 Household Profile**

As with most Canadian communities, average household size in Casselman has been declining over the past few decades. As of 2006, the average household size in Casselman was 2.57 persons per dwelling.

As a result of declining household sizes, housing in Casselman has been growing at a faster rate than population over the past 10 years. However, this trend towards smaller household size has been tempered by the community's draw for young families in their child-rearing years. As a result, Casselman has a much higher average household size than most other communities in the Region.

### **2.1.5 Housing Profile**

Although single-detached houses are the dominant housing style, the share of the total housing stock is expected to decline in favour of medium and higher density development, such as low-rise apartments and row houses. This change has largely been precipitated by smaller household sizes, higher land costs, and affordability issues. We can expect a trend towards a broader mix of dwelling types.

The availability of affordable housing is not a significant issue in Casselman, including affordability of rental accommodation.

The demand for seniors housing is anticipated to increase as the population in Casselman and the Region ages over the coming decades. We can expect a trend towards increased specialized housing, including the development of congregate care residences, care homes, and retirement residences.

### **2.1.6 Growth Targets**

Casselman is one of the fastest growing municipalities in the United Counties of Prescott and Russell. By 2031, the population of this area is forecast to grow by nearly 81% (from 2006) to 5,960 people. The magnitude and pace of this growth necessitates a plan for building a healthy and balanced community, and maintain and improve the quality of life of its residents.

To ensure the development of healthy, safe and balanced communities, choices about where and how growth occurs in the Village need to be carefully made. This Plan envisages increasing intensification of the existing built-up area, including brownfield sites.

It is a goal of this Plan that a minimum of five per cent of all residential development occurring annually will be within the built-up area (e.g. two residential units).

Intensification will be planned and designed to:

- provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
- provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
- support transit, commuter rail, walking and cycling for everyday activities;
- generally achieve higher densities than the surrounding areas; and
- achieve an appropriate transition of built form to adjacent areas.

Concentrating new development in these areas also provides a focus for transit and infrastructure investments to support future growth.

The revitalization of the Community Core Policy Area is particularly important, not only because it can accommodate additional people and jobs, but because it will increasingly be a focal point. The Plan envisions the downtown as a meeting place, a location for cultural facilities, public institutions, major services, and a transit hub. The downtown has potential to become more vibrant, mixed-use, and transit supportive.

Better use of land can also be achieved by building a more compact community that reduces the rate at which land is consumed. It is also a goal of this Plan to provide a mix of jobs and housing to create opportunities for people to work close to where they live.

Providing opportunities for businesses to locate in the Village is fundamental to using land wisely and ensuring a prosperous economic future. Therefore, it is important to ensure an adequate supply of land for employment uses.

Casselman has a large supply of land already designated for future urban development. There is enough land to accommodate projected growth based on the growth forecasts and intensification and density targets of this Plan. It is important to optimize the use of existing serviced land; making better use of our existing infrastructure.

Council will promote the traditional role of the Village as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the County. Healthy rural communities are key to the vitality and well-being of the whole area.

It is a goal of this Plan for Casselman to become a complete community. That is a community that is well-designed, offers transportation choices, meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, full range of housing, and community infrastructure including affordable housing, schools, and recreation.

It must be noted that these growth projections or intensification targets are not intended to impose development quotas.

### **2.1.7 Objectives**

The following are the objectives that Council is seeking to achieve through the implementation of the policies of the Sustainable Community policies of this Plan:

1. We will strengthen our community by directing a portion of new growth to the built-up areas through intensification.
2. We will strive to achieve a minimum of five per cent of all residential development occurring annually to be within the built-up area.
3. We will strengthen our community by directing growth and development to areas with existing or planned water and sewer infrastructures.
4. We will strengthen our community by supporting the development of compact, mixed-use development that has a high level of employment and residential densities.
5. We will strengthen our community by reducing dependence on the automobile through the development of mixed-use, pedestrian-friendly environments.
6. We will support convenient access to intra – and inter – city transit (e.g. commuter rail).
7. We will ensure the availability of sufficient land for employment to accommodate forecasted growth and maintain economic competitiveness.
8. We will strengthen our community by planning and investing for a balance of jobs and housing reducing the need for long distance commuting and to increase the modal share for transit, walking and cycling.

9. We will strive to develop a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space, and easy access to local stores and services.
10. Priority will be given to growth and development that can take place on existing water, sewer and waste disposal infrastructures.
11. Economic development will be supported by giving priority for infrastructure expansion to areas with strong economic growth potential.
12. The distinct character of our Village will be maintained.
13. Significant natural heritage sites and areas will be protected from incompatible land uses.
14. Development shall be directed away from areas of natural or man-made hazards where there is an unacceptable risk to public health or safety or of property damage.

These objectives are consistent with the Provincial Policy Statement.

### **2.1.8 Financial Sustainability**

Taxation rates are reviewed annually by Council to maintain an established level of service to the community. They are not designed to provide for new services or for major upgrades to existing services.

Population growth involves challenges in maintaining established service levels. Although population growth brings increased tax revenues, it also increases the demand for services, often beyond accepted levels.

However, the Village does not have the resources to meet all of the demands generated with growth. Demand must be managed to make sure that expectations reflect fiscal realities and the need to contain expenditures.

A significant portion of services costs involves infrastructure for new developments. Although the initial costs are generally paid for by the development community, these investments are usually turned over to the municipality to operate and maintain.

As the community grows, this investment increases.

The continuous search for efficiencies in service delivery is a sound business practice that can be accomplished through a variety of means, including:

- establishing priority considerations;
- providing full cost analysis of a capital project, including ongoing maintenance, before giving it approval;
- determining where existing services could be delivered more efficiently;
- identifying potential sources of non-traditional revenues to diversify the tax base;
- amortizing financing arrangements over the life cycle of infrastructure improvements, to provide more equitable and affordable taxation rates;

- maintaining reserve funds in order to respond to unexpected events or opportunities.

A proactive strategy is required that will position the Municipality to meet financial obligations and to take advantage of opportunities that arise; it will also mean that residents can look forward to equitable and affordable taxation.

## **2.2 RESIDENTIAL POLICY AREA**

### **2.2.1 Background**

The Village's changing age composition will be a key component of future housing demand. The demand for single detached dwellings will continue, but at a slower rate than previous decades, and the demand for other forms of housing will increase. The demand for condominium/apartment units is anticipated to be limited in the short term, but should increase over the next two decades due to the aging population. More medium to high density dwelling units will also be required for a growing and changing population.

To meet a population projection of approximately 5,960 people by 2031, Casselman will require an estimated 2,234 dwelling units.

As the population ages, there will be more demand for a range of housing suited to seniors, from independent living units to assisted living units to full care facilities. Seniors housing should be encouraged and supported in locations central to community amenities and services. Aging-in-place options for seniors housing will also be encouraged.

Affordability, location, and availability of ground-oriented and apartment style units will be major factors in attracting new residents and young families to Casselman, and providing greater choice for the changing needs of current residents.

Redevelopment should be encouraged through infill and densification policies to enhance the built-up area, predominantly the Community Core Area, and to minimize the urban footprint.

### **2.2.2 Intent of the Designation**

The Residential Policy Area designation has been placed on the areas that are intended to be developed primarily for residential uses. Lands that are designated are intended to contribute to a minimum 10-year supply of land and are intended to be developed on full services.

The Residential Policy Area policies are intended to create a planning framework that will encourage and support a diversified, mixed-use community. The policies are intended to ensure that Council will have the ability and authority to shape their community in accordance with its needs and characteristics. The policies are also intended to permit continued development while also ensuring that costly unplanned engineered water and sewer infrastructures will not be required to resolve environmental problems in the future.

### **2.2.3 Goal**

To provide for an integrated mix of housing types and community amenities appropriate for a safe residential living environment.

## 2.2.4 Residential Objectives

Council's objectives respecting residential development in the Residential Policy Area are as follows:

1. To ensure a three-year supply of serviced land will be maintained at all times as part of the ten-year supply of land designated for residential development.
2. To provide a broad range of housing types in order to meet the requirements of a growing population,
3. To provide for a range and mix of low, medium and high density housing types.
4. To build a unique community character with attention to a variety of aspects, such as the built form, landscapes, heritage, design, mix of uses, services, etc.
5. To pursue a more contained and densified urban environment.
6. To encourage compatible intensification (infill, redevelopment).
7. To accommodate growth through infill by:
  - a. Promoting a mix of housing types and tenures to support diverse needs (e.g. income and abilities) lifestyles (e.g. age and values), and preferences. Examples include housing for older residents; housing for persons with disabilities; rental and ownership housing; new homeowners and empty nester housing; and ecologically sensitive design; and
  - b. Ensuring that a minimum of five per cent of all residential development occurring annually be within the built-up area,
8. To encourage the maintenance and rehabilitation of the existing building stock.
9. To discourage higher-traffic generating developments on local streets.
10. To maintain an adequate quality of community services and facilities.
11. To encourage the conservation and restoration of heritage resources.
12. To encourage opportunities for public gathering places.
13. To encourage landscape elements that integrate nature into neighbourhoods and enhance livability.
14. To encourage physical connections to provide for safe, convenient, and pleasant access within neighbourhoods.
15. To discourage incompatible uses.
16. To encourage transition spaces or buffers between neighbourhoods and adjacent incompatible non-residential uses.
17. To provide for community facilities and amenities that are appropriate to a residential living environment.
18. To provide for neighbourhood facilities and amenities that are appropriate to a residential living environment.
19. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas.

20. To provide for development in keeping with the scale and character of the Village by limiting the height of medium and high density housing to a maximum of six (6) storeys.

### **2.2.5 Residential Policies**

Residential areas shall be defined through the local municipal Zoning By-law. Council shall zone land for specific types of residential uses and shall ensure that permitted non-residential uses are appropriately zoned. Where a secondary plan applies, areas designated for residential development shall be identified on the required map schedule.

Local Zoning By-laws shall establish residential zones within the Residential Policy Area that shall provide for the following uses:

1. Low density residential uses.
2. Home based businesses subject to Section 7.5.5.
3. Medium density residential uses.
4. High density residential uses.
5. Rooming and boarding houses.
6. Schools, parks and churches.

Local commercial uses may be permitted in residential areas provided that such uses are located on an appropriate collector road, are appropriately zoned, and provided that they are not detrimental to the economic well-being of the Village, more particularly the Community Core.

In order to meet the varied housing requirements of Casselman residents and to provide for orderly residential development, it is the policy of this Plan that, subject to the availability of water and wastewater services, zoning regulations be designed to provide for a mix of 70% low density residential development, 20% medium density residential development and 10% high density residential development in the Residential Policy Area.

For the purposes of this section, low density development is defined as up to 16 units per net hectare. Medium density development is up to 30 units per net hectare and high density is defined as more than 43 units per net hectare. A net hectare is defined as the actual land used for the development of residential land use exclusive of land required for roads, parks or other amenities.

Vacant parcels may be identified for future residential development and Council may zone such land by using the Holding provisions of Section 7.4.8. Appropriate conditions for removing the holding provisions shall be established. Where such areas are large, or where there are complex issues to resolve, such as infrastructure capacities, fractured ownership patterns or environmental considerations, supporting studies and reports may be required by Council prior to the removal of the Holding restriction.

Council, through the development of its municipal zoning by-law and the application, where required, of site plan control, shall regulate the development of residential neighbourhoods. The use of subdivision and condominium control shall also apply. The implementation of this Official Plan, through zoning regulations, subdivision and condominium control, and site plan control, shall be based on the following criteria:

1. Permit and zone a range of housing types and sizes.
2. Identify and zone areas exclusively reserved for residential development.
3. Ensure adequate buffering of residential areas from incompatible non-residential uses through separation distance, landscaping or other appropriate means.
4. Identify and zone permitted non-residential uses.
5. Where applicable, identify and zone mixed-use areas in selected areas of the municipality.
6. Permit increased housing densities and height through redevelopment of existing residential and non-residential buildings.
7. Permit accessory apartments (garden suites) subject to available infrastructures and amenity space.
8. Encourage secondary suites throughout the built-up area.
9. Provide for open space and parkland and the protection of natural heritage features.
10. Allow residential infill and redevelopment provided there is sufficient reserve capacity in water and wastewater facilities.
11. Regulate the physical character of infill or redevelopment projects to ensure their compatibility with established communities.
12. When reviewing applications for redevelopment or infill, consider the impact of the proposed development on the neighbourhood in terms of parking, traffic, open space, and proposed uses.
13. When reviewing development applications, consider the development criteria stated in Sections 7.4.4 and 7.4.5.

#### **2.2.6 — Bed and Breakfast**

~~It shall be a policy of this Plan to permit a bed and breakfast use within a single detached dwelling provided that the residential character of the dwelling is not substantially altered. A bed and breakfast establishment shall be defined as a single detached dwelling in which a limited number of guest bedrooms, as established in the implementing Zoning By-law, are provided for gain as temporary accommodation on a daily basis. Such establishments must have the proprietor residing on the premises. The local Health Unit 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. A bed and breakfast establishment shall be subject to site plan control in order to ensure the proper landscaping and parking facilities to maintain the residential character of the area. The implementing Zoning By-law shall define a bed and breakfast use and the appropriate zone provisions.~~

Section **2.2.6 Bed and Breakfast** is hereby relocated to Section **7.3 Permitted Uses**, and renumbered **7.3.5**, and renumbering subsequent Sections in 2.2 and 7.3, as approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

### **2.2.6 Residential Design**

In addition to the development criteria stated in Sections 7.4.4 and 7.4.5, certain principles of design shall be taken into consideration in evaluating applications for residential development and the terms of a site plan agreement, as follows:

1. The maximum height of any residential building shall be six (6) storeys.
2. High density residential uses shall generally not be grouped with low density residential development unless separated by a street, an increased setback, landscaping or screening, or other measures intended to minimize visual intrusion or sun shadow on lower density properties.
3. Where residential uses are to be developed adjacent to existing or proposed non-residential uses or transportation and utility corridors, consideration shall be given to appropriate buffering, berming, fencing or landscaping.
4. Where proposed residential uses are to be developed adjacent to existing residential areas, consideration shall be given to the site layout, height, access and landscaping in order to complement adjacent areas.
5. Existing mature and natural vegetation will be retained wherever possible. Where trees are non-existent, landscaping of the property shall include planting of sustainable native species.
6. Outdoor recreational amenity space shall be provided in medium and high density developments.
7. The conservation of open space areas to protect or conserve the natural features within the community, such as scenic vistas, shoreline areas, and forested areas, shall be required.
8. Pedestrian or recreational paths shall be incorporated into the design of residential neighbourhoods to provide linkages that encourage pedestrian and non-vehicular activity.
9. Street lighting shall be provided as a measure of public safety for both pedestrians and vehicles.
10. Service areas for delivery and waste disposal pickup shall be provided in all medium and high density developments.
11. All new proposals for residential development shall provide adequate vehicular access and circulation for fire fighting and other emergency vehicles and equipment.

### **2.2.7 Residential Infill and Compatibility Criteria**

Compatibility refers to development that 'fits' with the character of a neighbourhood. It does not mean that the development looks the 'same' as neighbouring development; rather, the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details.

Residential infill is permitted subject to compliance with the following criteria:

1. Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
  - a. A possible change in lot size and configuration providing that:
    - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
    - ii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the neighbourhood; and
    - iii. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.
  - b. A change in unit type – unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling, with an emphasis on orientation to the street.
2. Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:
  - a. The ability of the existing infrastructure to support the new development.
  - b. The compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area.
  - c. The compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties.
  - d. The location, orientation, and visual impact of vehicle access/egress in relation to:
    - i. adjacent developments
    - ii. the street; and
    - iii. the pedestrian environment.
  - e. Minimizing adverse parking and traffic impacts on the existing neighbourhood.
  - f. A gradual transition of scale and density through the design of building mass and form, such as:
    - i. reduction in building heights at the edges of a development;
    - ii. location of lower density components towards the perimeters of a site; and
    - iii. concentration of density to the centre of a development or towards a non-residential boundary.

- g. Retention and preservation of significant trees, other natural vegetation, and environmental features.
- h. Maintaining adequate light, view and privacy for residents on adjacent properties.

### **2.2.8 Settlement Area Boundary Expansions**

When considering expansions to the Settlement Area boundary that would increase the total development potential of the community, Council shall require sufficient information to allow for a comprehensive review of the proposed expansion and the following studies shall be required in support of the Official Plan Amendment:

1. An overall concept plan that demonstrates how the expanded area will be developed, including a street and lot layout with appropriate linkages to the existing community.
2. A review of demographic projections and distribution that demonstrates the need for urban area expansions to accommodate growth.
3. An analysis of the alternatives to a Settlement Area expansion, including intensification and redevelopment.
4. A study that establishes water, wastewater and stormwater servicing requirements on the basis of reviewed population projections and that examines municipal financial impacts and environmental impacts that would result from the proposed expansion.
5. The expansion complies with the requirements of the Minimum Distance Separation (MDS) Formulae.

Settlement Area boundaries will be expanded only where existing designated areas in the municipality do not have sufficient land supply to accommodate the growth projected for the municipality. Expansions into prime agricultural areas are permitted only where:

1. There are no reasonable alternatives that avoid prime agricultural areas; and
2. There are no reasonable alternatives with lower priority agricultural lands in the prime agricultural area.

### **2.2.9 Municipal Water and Sewer Services**

Development shall be permitted only where it is confirmed that there is sufficient reserve capacity in the municipal water and sewer services in accordance with Ministry of the Environment Guidelines and Regulations.

Some Residential Policy Areas include lands where development has proceeded on the basis of municipal water only, or on private services. The Plan recognizes such areas as exceptions in the Residential Policy Area. Development on municipal water or on private water and septic services will only be permitted where the following conditions are met:

1. The Official Plan specifically identifies the lands in question, either through a textual description or on mapping that forms part of the Plan, and further describes the related level of water and sewer services.
2. The municipality is satisfied that there will be no additional pressure for costly unplanned extension of full municipal services to the subject lands; and

3. The Zoning By-law includes provisions for larger frontages and lot areas.

Partial services shall only be permitted where they are necessary to address failed individual on-site water and/or sewage services and within a Residential Policy Area to allow for infilling and rounding out of existing development on partial services. There must be reserve sewage or water system capacity and site conditions must be suitable for the long-term provision of services.

## **2.3 COMMUNITY CORE POLICY AREA**

### **2.3.1 Intent of the Designation**

The Community Core Policy Area designation is placed on that part of the core area within the Village of Casselman that is characterized by a mixture of residential, commercial and public use development and is undergoing gradual redevelopment from low density residential to high density residential and commercial uses. The intent of the designation is to recognize the mixed use and transitional nature of those areas and to permit and guide this transition as part of the natural growth of the Village.

### **2.3.2 Goal**

To strengthen the commercial and residential functions of the community core by conserving the pattern of mixed uses and improving the integration of these uses in order to foster a vibrant people-oriented environment.

### **2.3.3 Objectives**

Commercial development shall be encouraged and supported throughout the Community Core.

Council's objectives for commercial development in the Community Core Area are as follows:

1. To permit commercial uses that are compatible with the surrounding community.
2. To permit commercial development that can be appropriately serviced.
3. To ensure a broad range of commercial uses in order to provide local employment opportunities.
4. To facilitate local control over the location and character of commercial development,
5. To encourage large retailers and large commercial uses to locate within established commercial areas in an effort to maintain the viability and cohesiveness of existing commercial areas, and specifically, core area retail and business uses.
6. To increase the diversity of commercial uses in meeting the needs of the community.
7. To increase the commercial viability of the core area by encouraging conversion of single dwellings to multiple dwelling units and permitting high density residential projects.
8. To designate buildings of heritage value.
9. To encourage and facilitate the conversion of residential to commercial uses, particularly along Principale Street.
10. To improve parking and municipal services.

11. To facilitate pedestrian access to commercial facilities and residential areas.
12. To investigate alternative forms of incentive to stimulate local business initiatives.
13. To work cooperatively with the Downtown Revitalization Committee.
14. To work with the business community, investors and the public to encourage more compact forms of commercial development, and to explore mechanisms that improve the urban environment and “fit” with the surrounding neighbourhood.
15. To encourage public and private sector businesses and residents to purchase locally and promote the diversification of the range of goods and services available in the community.
16. To recognize that the Community Core Area (Principale Street) is a very important part of the Community and would benefit from a variety of planning and design activities that improve its role as a key community node.
17. To encourage street front retailing.
18. To encourage more shopping opportunities and emphasizing smaller stores, local merchants and better use of existing areas (no strip malls, concentrate in commercial nodes, etc.) are supported because they are central to achieving a balanced community.
19. Commercial and Mixed Use development with the Community Core Policy Area must be designed to be compatible with the surrounding area and will be evaluated against the following:
  - a. adherence to design criteria as may be approved by Council;
  - b. The ability of the existing infrastructure to support new development.

#### **2.3.4 Permitted Uses**

The area along Principale Street consists of an older neighbourhood characterized by a main traffic artery and mixed land uses. The objective of these policies is to provide the framework for long-term planning efforts that can, over time, help to establish a compact, mixed-use and pedestrian-friendly activity node in the Village. Council shall permit a wide variety of commercial uses in the Community Core Policy Area and shall define and regulate such development through the use of its local Zoning By-law and site plan control.

The following uses may be permitted in Community Core Policy Area:

1. Institutional uses such as churches, schools, nursing or senior’s homes and medical clinics.
2. Community facilities, such as community centres, libraries, town halls, day care centres.
3. Retail, service and business uses.
4. Medium and high density residential uses, including seniors dwellings.
5. Restaurants and eating establishments.
6. Recreational and entertainment facilities, such as arenas and public swimming pools.
7. Open space suitable for public gatherings.

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8. Other appropriate or compatible core area uses.

Mixed uses, such as ground level business or retail uses with residential uses on upper levels are encouraged.

Notwithstanding the above list of permitted uses, Council may exclude some commercial uses from the permitted use section of the Zoning By-law that implements the Community Core Policy Area policies where the location or scale of such uses may have a negative impact on the viability of the Community Core Area.

Council, through the development of its municipal Zoning By-law and the application, where required, of site plan control, shall regulate the development of the Community Core Area designation. The County has delegated authority over subdivision and condominium control. The implementation of this Official Plan through zoning regulations, subdivision and condominium control and site plan control shall be based on the following criteria:

1. Permit and zone a range of residential and non-residential uses.
2. Permit increased housing densities and height through redevelopment of existing residential and non-residential buildings.
3. Permit accessory apartments subject to available infrastructures and amenity space.
4. Provide for the protection of natural heritage features.
5. Regulate the physical character of infill or redevelopment projects to ensure their compatibility with the Community Core Area.
6. When reviewing applications for redevelopment or infill, consider the impact of the proposed development on the area in terms of parking, traffic, open space, and proposed uses.
7. When reviewing development applications, consider the development criteria stated in Sections 7.4.4 and 7.4.5.

Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded commercial uses in order to regulate the physical character of commercial development and to ensure compatibility with established neighbourhoods.

### **2.3.5 Conversions to Commercial Uses**

In permitting the conversion of non-commercial to commercial uses, the following criteria shall apply:

1. All or part of a building may be converted.
2. Adequate off-street parking shall be provided to serve each specific use within the converted building. Parking will generally be restricted to the side or rear yards of the building.
3. Where off-street parking cannot be adequately provided, Council may negotiate cash-in-lieu of parking under Section 41 of the *Planning Act* to be applied to the acquisition and development of a municipal parking facility.

4. Proposals for a conversion must be accompanied by a site plan that provides details designed to minimize or avoid any land use conflicts with adjacent existing residential uses. This will include provisions for landscaping, the screening or buffering of parking and on-site storage of waste materials, drainage, exterior lighting, signage and building access. Exterior open storage other than for waste disposal will not be permitted.
5. For the purposes of this Plan, residential properties that are converted to commercial uses within the Community Core Policy Area shall be subject to rezoning.

It is the policy of Council that single dwellings, duplex dwellings and semi-detached dwellings located along Principale Street in the Community Core Policy Area, shall be converted to commercial uses in the long run and, as such, shall be zoned for commercial purposes in the implementing Zoning By-law. Notwithstanding the policies dealing with Existing Land Uses and Non-Conforming Uses, expansion or extension of such residential uses shall not be permitted, as it is considered that this does not conform to the intent of the Official Plan.

### **2.3.6 Land Acquisition**

Council may acquire lands in the community core for the establishment of a municipal off-street parking facility.

Council may acquire land and/or buildings for municipal administration purposes within the community core.

### **2.3.7 Business Improvement**

Council will consult with the business community and encourage their participation in the design and development of the community core.

## **2.4 ECONOMIC ENTERPRISE POLICY AREA**

### **2.4.1 Intent**

Council recognizes the need to provide for economic development opportunities in areas located outside of the Community Policy Area. The Economic Enterprise Policy Area designation has been placed on lands adjacent to Highway 417, where it is Council's intent to encourage an integrated mix of Highway Commercial, Light Industrial and Service Commercial uses. It is the intent of Council to encourage the development of this area as a major employment generator.

### **2.4.2 Goal**

To provide opportunities for Highway Commercial, Service Commercial and Industrial uses and to provide an alternative location for uses that are not appropriate for the community core.

### **2.4.3 Objectives**

1. To support and facilitate opportunities for local job creation, and identify and promote local strengths to a global market.
2. To create a more "complete community" by providing for a range of commercial opportunities throughout the municipality.

3. To expand employment opportunities, diversify the Casselman economy, generate additional investment, and to increase property tax revenues.
4. To identify lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Preference will be given to locations where commercial and industrial activities ‘fit’ within the community context.
5. To encourage public and private sector businesses and residents to purchase locally.
6. Industrial, Commercial and Large Format Retail Uses must be designed to be compatible with the surrounding area and will be evaluated against the following:
  - a. Adherence to design criteria as may be approved by Council;
  - b. The ability of the existing infrastructure to support new development.

#### **2.4.4 Industrial Development Policies**

Council’s objectives for industrial development in Economic Enterprise Policy Area designations are as follows:

1. To permit industrial uses that are compatible with the surrounding community.
2. To permit industrial development that can be appropriately serviced.
3. To help develop a range of local employment opportunities.

Council shall permit a variety of industrial uses in the Economic Enterprise Policy Area designation and shall define and regulate such development through the use of its Zoning By-law and site plan control. The following industrial uses shall generally be permitted in the Economic Enterprise Policy Area:

1. manufacturing and processing
2. warehousing and wholesaling of bulk products
3. transportation depots
4. heavy equipment sales and service
5. business or industrial parks
6. other appropriate or compatible industrial uses
7. related and/or accessory commercial uses.

Notwithstanding the above list of permitted uses, Council may exclude some industrial uses from the permitted use section of the Zoning By-law that implements the Economic Enterprise Policy Area policies where the location or scale of such uses can reasonably be considered to present environmental problems, or where the presence of industrial uses is incompatible with the community.

Council, through its Zoning By-law and site plan control, shall endeavour to maintain the character and scale of industrial development and to ensure appropriate regulatory control. The review of site development and the development of Zoning By-laws shall address the following:

1. Permit a range of industrial uses.

2. Identify industrial zones in selected areas of the municipality that are well removed from residential and community core areas or can be developed in a manner that will not result in land use conflicts in accordance with the Ministry of the Environment Guideline on Compatibility Between Industrial Facilities and Sensitive Land Uses.
3. Ensure the protection of natural heritage features.

Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded industrial uses in order to regulate the physical character of industrial development and to ensure compatibility with established land uses. Particular attention will be placed on appropriate buffering of the industrial use from adjacent land uses, as well as ensuring that there is efficient and immediate access to transportation links that separate industrial traffic from normal community traffic.

#### **2.4.5 Commercial Development Policies**

Commercial development shall be encouraged and supported throughout the Economic Enterprise Policy Area and, whenever possible, should be directed to the Community Core Policy Area where piped water and wastewater services already exist.

Council's objectives for commercial development in Economic Enterprise Policy Areas are as follows:

1. To permit commercial uses that are compatible with the surrounding community.
2. To permit commercial development that can be appropriately serviced.
3. To ensure a broad range of commercial uses in order to provide local employment opportunities.
4. To facilitate local control over the location and character of commercial development.
5. To encourage large retailers and large commercial uses to locate within established commercial areas in an effort to maintain the viability and cohesiveness of existing commercial areas and, specifically, core area retail and business uses.

Council will permit a wide variety of commercial uses in the Economic Enterprise Policy Area and shall define and regulate such development through the use of its Zoning By-law and site plan control. The following commercial uses shall generally be permitted in the Economic Enterprise Policy Area:

1. retail uses and retail complexes (e.g. factory outlets)
2. large format retail
3. service commercial
4. office commercial
5. restaurants and eating establishments
6. entertainment facilities
7. vehicle sales and repair
8. commercial trade shops
9. recreational uses

10. tourist commercial
11. parks and open space
12. other appropriate or compatible commercial uses.

Notwithstanding the above list of permitted uses, Council may exclude some commercial uses from the permitted use section of the Zoning By-law that implements the Economic Enterprise Policy Area policies where the location or scale of such uses may have a negative impact on the viability of identified Community Core Areas.

The Zoning By-law shall include provisions to maintain the character and scale of commercial development and to ensure appropriate regulatory control. The Zoning By-law shall address the following:

1. Permit a range of commercial uses.
2. Identify commercial zones in selected areas.
3. Ensure the protection of natural heritage features in accordance with the policies of this Plan.

Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded commercial uses in order to regulate the physical character of commercial development and to ensure compatibility.

#### **2.4.6 Large Format Retail**

Large format retail (including shopping centres), may be permitted provided Council is satisfied that the size and type of such retail and service facilities is appropriate for the Village of Casselman. In reviewing large scale facility development applications, Council shall consider the economic and job creation benefits, as well as the potential detrimental impacts on community core commercial uses. Council may require that the proponent provide a detailed marketing study prepared by a qualified marketing professional, outlining the probable consequences of the proposed large scale facility on the existing retail and service structure of the Village in general, and the Community Core, in particular. Such proposals shall be appropriately zoned and subject to site plan control.

#### **2.4.7 Development Concept**

The Economic Enterprise Area is intended to provide a proactive response to emerging employment trends and their impact on land use. Council recognizes the importance of flexibility in permitting a range of uses, as well as the significance of avoiding land use conflicts in integrating a mix of uses. The development concept envisions that land uses requiring a high degree of visibility for the marketing of their products or services will be given priority in their exposure to passing traffic on Highway 417. Uses requiring less visibility will be clustered within a business park serviced by an internal road system.

Light industrial uses shall be located primarily in the Municipal Business Park located north of Highway 417 and east of Principale Street. Heavy Industrial uses shall require an amendment to the Official Plan.

On lands located south of Highway 417, uses will be restricted to retail complexes, large format retail, service commercial, and tourist commercial uses, such as restaurants, hotels, motels, and service stations.

Council will work with the development industry, the Ministry of Transportation and the Prescott and Russell Roads Department in the preparation of more detailed development plans for the Economic Enterprise areas and highway-oriented commercial uses.

While considering the range of permitted uses, Council will focus on encouraging service sector employment as the key employment generator. It is anticipated that service sector jobs will focus on accommodation, food, beverage and leisure services, services to business and the public sector. In addition to service sector employment, Council will encourage agro businesses and industries associated with the agricultural sector of the economy.

#### **2.4.8 Development Criteria**

Council shall consider the following development criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, when considering amendments to local Zoning By-laws, and in considering, where applicable, the requirements for site plan control under Section 41 of the *Planning Act*.

1. When reviewing development applications, consider the development criteria stated in Sections 7.4.5. and 7.4.6.
2. Access, signage and setbacks for uses along Highway 417 shall comply with provincial standards and requirements. Lighting poles and other surface utilities shall be carefully sited and advertisements shall be kept in keeping with good design and highway safety practices as may be required by the Ministry of Transportation.
3. Adequate off-street parking and off-street loading facilities shall be provided relative to the needs of individual uses.
4. Where uses abut residential areas or include outdoor storage other than in a display or advertising of goods, such uses or storage shall be screened by or buffered by opaque fencing, vegetation, a berm or any combination of these features that is compatible with and contributes to the residential use.
4. The size and shape of the property shall be suitable for the intended use.
5. Depending on how effluent and emissions of disposal of waste is to be discharged, the discharge of effluent and emissions and disposal of waste may require approval by the Ministry of the Environment or its designate.
6. Any heavy truck or vehicular traffic generated by industrial uses shall be routed wherever possible, along collector streets and the provincial highway system.

#### **2.4.9 Separation Distances Between Industrial Facilities and Sensitive Land Uses**

As a measure to ensure the compatibility of adjacent land uses, particularly industrial facilities and sensitive land uses, minimum separation distances may be established in the implementing zoning by-law. For the purposes of this plan, a sensitive land use is generally considered to be

a residence, school, hospital, senior citizens homes or other land uses, such as outdoor recreational activities, where humans or the natural environment may be adversely affected by emissions from industrial facilities. The separation distances between industrial facilities and sensitive land uses shall generally conform to the following:

1. Light industrial: 60 metres minimum except where an industry's processing produces emissions or outputs that are zero to negligible, there is no outside storage and there is a self-contained process with 0 to low probability of fugitive emissions. Such uses include small scale manufacturing and assembly of goods, small scale transportation depots and warehousing.
2. Medium industrial, including medium scale processing and manufacturing with heavy outdoor storage of wastes or materials: a range of 90 to 300 metres. Such uses may include food processing plants, large manufacturing plants requiring frequent truck traffic, large scale transportation depots, and storage yards.
3. Heavy industrial, including large scale manufacturing or processing with a large physical size, production volumes and intensity of use and/or having the potential for the release of contaminants: 300 metres minimum. (Note: Heavy industrial uses are beyond the purview of this Official Plan and would, therefore, require an Official Plan amendment. In reviewing such proposed amendments, Council shall take into consideration the above-noted separation distance.)

#### **2.4.10 Mixed Use**

Council may permit a limited mix of medium density housing along the western perimeter of the Economic Enterprise Policy Area adjacent to Richer Circle provided site plan control is utilized to mitigate any potential conflicts between residential and commercial uses.

Council may permit a limited amount (e.g. 25%) of residential uses along the western perimeter of the Economic Enterprise Policy Area adjacent to Casselview Golf Course provided an overall concept plan is prepared to Council's satisfaction.

## **2.5 PARKS AND OPEN SPACE POLICY AREA**

### **2.5.1 Intent of the designation**

The Parks and Open Space designation has been placed on existing parks and recreational areas owned by the municipality or public agencies and on certain lands where development is not feasible due to topography or the incompatibility of adjacent land uses (for example the municipal sewage treatment lagoons). It is also intended to provide a linear open space system that will ensure open space linkages between residential neighbourhoods and other amenities, such as schools, Areas of Natural and Scientific Interest and municipal parks.

### **2.5.2 Goal**

To ensure an adequate supply of lands for recreational and leisure activities for residents of the municipality and to enhance opportunities for tourism.

### 2.5.3 Objectives

1. To provide a diversity of recreation and leisure opportunities.
2. To conserve and enhance natural environmental amenities along the waterfront and on interior lands within the Village.
3. To introduce a linear open space concept to be integrated into the design and development of future residential areas.

### 2.5.4 Permitted Uses

Parks and recreation areas shall be used for both active and passive recreation purposes. These shall include such uses as children's playgrounds, games, sports fields, picnic areas, fairgrounds, natural parks and linear open space areas, bicycle and pedestrian paths, areas associated with water sports, community recreation and cultural facilities, and other forms of active and open air recreation uses.

### 2.5.5 Policies

The Parks and Open Space Policy Area, as shown on Schedule A, is composed of two types of open space: (a) active parks and recreation areas and (b) conservation areas. Not all areas have been identified as the final delineation of parks and open spaces will be established through the preparation and processing of development plans, and through the implementing Zoning By-law.

1. It is the intent of Council to develop linear open space linkages between residential neighbourhoods and existing parks such as the High Falls Conservation Park, the Coupal Falls geological formation (ANSI), schools and other residential areas in the Village. Lands may be acquired or leased for this purpose.
2. Linear open space linkages are intended to provide a form of non-vehicular movement through the community although in the design and development of these linkages, provision may be made for a bicycle path. The linear open space system is intended to provide linkages between new residential development and existing residential areas and natural amenities.
3. Linear open space areas, as shown on Schedule A, have been located primarily on the basis of natural amenities such as streams, small gullies and wooded areas, which should be protected and conserved. The use of these areas for passive recreational uses is deemed appropriate.
4. Bikeway paths will be incorporated into the street network of the Village to complement the linear open space pathway network and to facilitate integration with linear open space areas. For areas of new development, the linear open space system will consist of a combination of bikeways along the street network, pathways along dedicated rights-of-way, which may be acquired through parkland dedication under the *Planning Act*, and pathways within the linear open space corridors.
5. Pathways and bikeways are shown schematically on Schedule A. The final location of individual segments of pathways and bikeways may vary from the location shown on Schedule A and, provided the intent of the policies of this Plan are maintained, an amendment to the Official Plan shall not be required.

6. Acquisition of parkland shall be in accordance with the provisions of the *Planning Act* or, where the land to be acquired is of insufficient size, cash-in-lieu of parkland shall apply.
7. Council may require the dedications for pedestrian pathways and public transit rights-of-way to encourage transit and pedestrian-oriented neighbourhoods.
8. Parks and open space may be permitted within the Residential and Community Core Policy Area designations.
9. Parks and open space uses shall be zoned in a separate category in the implementing Zoning By-law.
10. Council will develop a Recreational Master Plan to ensure that existing and future recreational facilities are provided in accordance with the needs of current and future residents.

## 3 INFRASTRUCTURE POLICIES

### 3.1 INTRODUCTION

Infrastructure refers to the construction and maintenance of roads, bridges, structures and railway lines required for transportation services, the physical supply and distribution of water, the collection and treatment of wastewater and the management of stormwater, the collection and disposal of solid waste, the construction and maintenance of energy production, and distribution facilities such as hydroelectric structures, wind and solar energy facilities and gas pipelines, and finally, the development of communication facilities such as transmission towers and underground telephone and fibre optic lines. Infrastructure policies also take into consideration the ongoing development of multi-purpose recreational trails by the United Counties and local municipalities.

The objective of these policies is to ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner that recognizes development priorities and that ensures the protection of our environment.

*The Planning Act* requires that infrastructure expansions conform to the upper tier Official Plan. (See Section 24.1, *Planning Act*). The *Development Charges Act*, 1997 and associated regulation requires that the Council must indicate, in an approved Official Plan, capital forecasts or similar expression of the intention of the Council, that it intends to ensure that an increase in the need for service will be met (see *Development Charges Act*, paragraph 3 of Section 5(1)).

### 3.2 INFRASTRUCTURE PLANNING

The provision of transportation, water, waste water, solid waste, energy and communication infrastructures are crucial to ensuring that the Village can continue to accommodate growth in a manner that is environmentally, socially and economically sustainable. The completion of certain studies is required in order to plan future capital improvements.

It is Council's intent to support the undertaking of the following studies:

1. Undertake a detailed inventory of infrastructure services across the Village (e.g. asset management).
2. Prepare a detailed analysis of the technical, financial and environmental characteristics of each component of water, wastewater and surface water infrastructures.
3. Establish a Servicing Master Plan for water and wastewater services that sets out optimum service levels based on growth priorities and the ability to finance system expansions.
4. Initiate an analysis that will review how water and wastewater services are delivered and administrated, and recommend the most effective and efficient method for the provision of these infrastructure services.
5. Council may also proceed with the development of a Solid Waste Master Plan.

6. It is the intention of Council to ensure that an increase in the need for eligible services and infrastructure may be recoverable through the enactment of a development charge by-law under the *Development Charges Act, 1997* by the United Counties of Prescott and Russell and/or Casselman. In short, eligible public works and municipal services may be, in part or in whole, funded through development charges. Council will plan and provide for short and long term capital expenditures by enacting development charge by-laws under the *Development Charges Act, 1997*.

A comprehensive study of ground and surface water resources is expected to be completed within the next five years by local Conservation Authorities. These studies will provide important information that may lead to amendments to certain land use provisions of this Official Plan. There are several areas where studies should be undertaken in order to improve regional and local infrastructures.

### **3.3 TRANSPORTATION**

The management of the roadway infrastructure in Prescott and Russell is shared between the Province, the United Counties and local municipalities (e.g. Casselman). The transportation system is composed of Provincial highways, County roads, local public roads opened and maintained on a year-round basis, seasonal roads that are not maintained during the winter maintenance season, and local private roads. The transportation network is shown on Schedule B.

Council's objective for the development and maintenance of the transportation infrastructure is to ensure that the road network within the Village, regardless of which level of government is responsible, will function in a cost effective, efficient and safe manner for the movement of people and goods throughout the territory.

#### **3.3.1 Provincial Highway**

There is one Provincial highway in Casselman, Highway 417. Development fronting on or in proximity to this highway must be reviewed by the Ministry of Transportation Ontario (MTO) and development is conditional on the issuance of MTO permits, which are designed to ensure that the long term efficiency of the highway is not compromised. The MTO permit can apply to building setbacks, signage, location and number of highway accesses, frontage requirements, and required improvements, such as culvert installation, road widenings, traffic signalization or the construction of turning lanes. Development proponents will be required to consult with the MTO prior to the submission of a development application to the Municipality or to the United Counties.

#### **3.3.2 Upper Tier Highways**

The Upper Tier road system has been classified into three separate categories, i.e., primary artery (County Road 17), major collectors and minor collectors. Major collectors are County roads that have the capacity to carry large traffic volumes, which link two or more communities, or which function as an integral part of the provincial transportation network through linkages to Provincial highways. Minor collectors are County roads with a lesser capacity to carry large volumes of vehicular traffic, often due to the presence of numerous road accesses, and which offer secondary linkages between communities or to the Provincial road network.

### **3.3.3 Primary Artery**

There are no primary artery roads in Casselman.

### **3.3.4 Major Collector Policies**

There are no major collector roads in Casselman.

### **3.3.5 Minor Collector Policies**

The entire length of County Road No. 7 and County Road No. 3 are County Roads classified as minor collectors.

1. Lot creation by consent for residential purposes with direct access to a minor collector will be strongly discouraged. Where exceptional circumstances are such that a residential consent might be considered, the issuance of an access permit by the Prescott and Russell Public Works Department shall be required prior to the submission of the application.
2. Residential subdivisions on minor collectors may be permitted provided that access to the major collector is provided through a local municipal road maintained year-round. The review process shall ensure that adequate measures are included in the subdivision design to mitigate any potential negative impacts related to the proximity of the primary artery to the residential development.
3. Lot creation for commercial or industrial purposes is permitted provided that the lot access is located a minimum of 100 metres from the closest existing road access on the same side of the road and provided that there are no traffic safety or hazardous conditions. The design and location of the lot access shall be subject to the approval of the Prescott and Russell Public Works Department. A traffic impact analysis completed to the satisfaction of the Director of Public Works may be required prior to the issuance of an entrance permit.
4. Development on lots of record existing as of the day of adoption of the UCPR Official Plan (23<sup>rd</sup> day of May 2006) may be permitted in accordance with the applicable land use designation and local zoning regulations, and provided that new accesses are kept to a strict minimum by enforcing, where possible, a minimum 100 metres separation distance from existing accesses on the same side of the road. Alternatively safety issues may be addressed through engineered solutions, such as turning lanes, acceleration lanes or deceleration lanes.
5. The minimum 100 metre separation distance required in 3 and 4 above, may be reduced by the Prescott and Russell Public Works Department without amendment to this Plan where sufficient frontage exists that would normally permit the maintenance of the separation distance, but where topographical or safety considerations would dictate that a lesser separation distance may be reasonable. In making its decision, Prescott and Russell Public Works Department will give consideration to the design objectives of the "Casselman Community Design (Plan)" or other planning documents for the downtown core area (e.g. Design Guidelines, Community Improvement Plan, etc).

### **3.3.6 Local Roads**

Local roads consist of local collectors, local streets that are publicly maintained on a year-round basis, seasonal roads and private roads. Local roads shall generally have a minimum right-of-way width of 20 metres, however, reduced right-of-way widths may be accepted through the subdivision or condominium review process provided that the right-of-way widths can accommodate all of the required servicing infrastructures for the proposed development, and provided that the approval authority is satisfied that the reduced widths will not result in lower quality development.

The following policies shall apply to the local road network:

#### **1. Local Collector**

Access to local collectors shall generally be minimized in order to ensure that the main function of the roadway as an efficient transportation artery is maintained. Access control shall be established in the Zoning By-law.

#### **2. Local Street**

Generally, new development and lot creation on local streets may be permitted in accordance with the relevant policies of this Plan and the requirements of the Zoning By-law, provided such public streets are maintained on a year-round basis.

#### **3. Private Roads**

New private roads, or the extension of existing private roads, is only permitted where such roads are required as part of a condominium plan that defines responsibility for the long term maintenance of the private road. In such cases, an amendment to the Official plan is not required.

#### **4. Seasonal Roads**

New seasonal roads, or the extension of existing seasonal roads, is not permitted without an amendment to the Official plan.

The creation of new lots is not permitted on seasonally maintained roads or on private roads, with the exception of lots created through a condominium plan. Development in accordance with the Zoning By-law may be permitted on existing lots of record located on seasonally maintained roads or on private roads.

### **3.3.7 Land Acquisition**

Land may be acquired by a public authority for road widenings, road extensions, rights-of-way, intersection improvements or railway crossing improvements. Such land may be acquired through the subdivision or consent process, through site plan control, or through formal agreements. Table 4 identifies the minimum rights-of-way for roads to be widened and the extent of the proposed widenings.

**3.3.8 Extension or Improvements to Existing Roads**

Extensions to existing roads may proceed without amendment to this Plan provided that the extension is required to improve the local or county road system. Minor extensions may be permitted for development purposes provided that the roadway extension is constructed to municipal standards, at no cost to the Municipality, and provided that Council is satisfied that the extension and the subsequent maintenance costs are justified.

**3.3.9 Addition of Roads**

New roads may be added to the local or county road system without amendment to this Plan where such roads are the result of the approval of a Plan of Subdivision, or is required as a condition of Site Plan Approval.

**3.3.10 Conversion of Roads**

The conversion of seasonal roads or private roads to public roads maintained on a year-round basis shall require an amendment to this Plan. An amendment shall not be required where such seasonal or private roads meet municipal design standards for public roads maintained on a year-round basis.

**3.3.11 Bridges**

Bridges and culverts are an integral component of the United Counties and local municipal transportation systems. The maintenance, repair, replacement or expansion of these structures is an ongoing and necessary activity and is considered consistent with the policies of this Official Plan.

**Table 4: Road Widening**

<b>STREET NAME</b>	<b>FROM</b>	<b>TO</b>	<b>DESIGNATED WIDTH</b>
Brébeuf	St-Isidore	Montcalm	20 m
Brisson	Principale	End	20 m
Cartier	Laval	Principale	20 m
Dollard	Laval	Brébeuf	20 m
Duhamel	Ste-Anne	Principale	20 m
Jeanne-Mance	Ste-Anne	Principale	20 m
Laurier	Principale	Brébeuf	20 m
Laval	St-Isidore	Yvon	20 m
Montcalm	CNR	Brébeuf	20 m
Principale	St-Isidore	Highway 417	20 m
Principale	St-Isidore	Rivière Nation	20 m
Rivière Nation Sud	Principale	End	20 m
St-Isidore	Est	Ouest	20 m
St-Jean	Montcalm	Cartier	20 m
St-Joseph	St-Isidore	Jeanne-Mance	20 m
St-Joseph	St-Isidore	Montcalm	20 m
Station	St-Joseph	CNR	20 m

Ste-Anne	St-Isidore	Jeanne-Mance	20 m
Ste-Thérèse	Montcalm	Rivière Nation	20 m
Yvon	Laval	CNR	20 m

### 3.4 WATER, WASTEWATER AND STORMWATER MANAGEMENT

#### 3.4.1 General

The following general policies shall apply:

1. Development will not be encouraged where such development would result in, or could lead to, unplanned expansions to existing water and wastewater infrastructures.
2. Development shall generally be on full water and wastewater services.
3. The allocation of infrastructure capacity for infill and economic development purposes is encouraged.
4. Stormwater management will be required for all new development in the Village in accordance with guidelines that may be developed by the Ministry of Natural Resources, the South Nation Conservation, the County, or the Municipality. Stormwater management may not be required for small scale developments, such as lots created through the consent process, or minor developments subject to site plan control, where there is no impact on the watershed.
5. The operation and management of water and wastewater facilities may be transferred to the upper tier without amendment to this Plan.
6. The establishment of new water and wastewater servicing facilities shall be subject to Ministry of the Environment Guidelines and Provincial Regulations.

#### 3.4.2 Individual On-Site Water and Sewage Services

For the purposes of this Plan, individual on-site water services means individual, autonomous water supply systems that are owned and managed by the owner of the property upon which the system is located, and individual sewage services means an individual, autonomous sewage disposal system within the meaning of s.8.1.2, O. Reg. 403/97, under the *Building Code Act*, 1992 that are owned, operated and managed by the owner of the property upon which the system is located and which does not serve more than five lots or private residences.

The Village may permit individual on-site water and sewage services for commercial and industrial uses in the following circumstances:

1. The development is limited to expansion of existing development and is of a fairly “dry” nature. Dry commercial and industrial uses do not involve significant number of employees, do not need significant amounts of water in their operations, and do not produce significant amounts of effluent.
2. The development will not detract from the viability of providing municipal services in conformity with the Village’s long term servicing and financing strategies.
3. There are no viable options for a connection to municipal sewage and water services and

municipal services planned for the area will not be available within a reasonable time frame.

4. The individual on-site services will meet all applicable requirements for approval.
5. The proponent agrees to connect the proposed use to the municipal services, at no cost to the Municipality, at such time as services are extended to the area, and to contribute to the cost of the long term servicing.

The Village may permit individual on-site water and sewage services for residential uses provided that:

1. Municipal servicing is not available within approximately 150 metres of the property.
2. There are no other viable options for a connection to municipal services and municipal services for the area will not be available within a reasonable time frame.
3. The proposed individual on-site services can meet all applicable requirements for approval.
4. The owner agrees to connect to municipal services, if available, at no cost to the Municipality, when municipal water services become available and when replacement of the sewage disposal system becomes necessary.

#### **3.4.3 Existing Development on Individual On-Site Water and Sewage Services**

1. A lot created by consent on Part of Lots 9 and 10, Concession 6, may be developed on the basis of on-site water and sewage disposal for a single detached dwelling and associated accessory uses.
2. A lot created by consent on Part of Lot 12, Concession 6, RP 50R-6474, may be developed on the basis of on-site water and sewage disposal for a single detached dwelling and associated accessory uses.
3. A lot created by consent on Part of Lots 10 and 11, Concession 6, may be developed on the basis of on-site water and sewage disposal for a single detached dwelling and associated accessory uses.

#### **3.4.4 Partial Services**

1. Partial services shall only be permitted where they are necessary to address failed individual on-site water and/or sewage services and within a Residential Policy Area to allow for infilling and rounding out of existing development on partial services. There must be reserve sewage or water system capacity and site conditions must be suitable for the long-term provision of services.
2. On lands located along water transmission main routes, existing or new development on partial servicing (water service only) is permitted in accordance with the Municipality's connection policies. New lot creation with a direct connection to the municipal water service shall be in accordance with Section 7.4.2. Plans of subdivisions with a direct connection to the municipal water service shall not be approved.

3. Some Residential Policy Areas include lands where development has proceeded on the basis of municipal water only, or on private services. The Plan recognizes such areas as exceptions in the Residential Policy Area. Development on municipal water or on private water and septic services will only be permitted where the following conditions are met:
  - the Official Plan specifically identifies the lands in question, either through a textual description or on mapping that forms part of the Plan, and further describes the related level of water and sewer services;
  - the Municipality is satisfied that there will be no additional pressure for costly unplanned extension of full municipal services to the subject lands; and
  - the Zoning By-law includes provisions for larger frontages and lot areas.

#### **3.4.5 Existing Development on Partial Services**

1. Existing residential development located southwest of County Road 3 to the Village boundary and northeast of County Road 3 to the River and Village boundary, consisting of Mercier, Maria, Martin, Filion and Sarah Streets are currently serviced with water only.

#### **3.4.6 Innovative Technologies**

The Village will encourage, support and promote wastewater disposal systems that incorporate proven and innovative technologies to reduce wastewater volumes, or that improve the quality of wastewater effluents. This will include, but not be limited to:

1. The installation of individual water metering devices where new or expanded municipal water systems are constructed.
2. Water conservation devices that reduce water usage.
3. Innovative solutions to municipal, industrial or agricultural wastewater treatment, such as the design and construction of artificial wetlands.

#### **3.4.7 Watershed Planning**

The Village encourages the preparation of watershed and subwatershed studies where major development or redevelopments are proposed, which could have a significant downstream impact upon a watershed. These studies are most needed in areas with both development pressures and highly sensitive natural environments to provide some understanding of the relationship between water resources and land use activities. The development of sound watershed and subwatershed plans will require cooperation between all affected municipalities, government agencies and interested groups to ensure that potential cross-boundary environmental impacts are addressed. The results of watershed studies should be incorporated into the County and/or Municipal Official Plan, whenever practical.

#### **3.4.8 Surface Water Management Plans**

In order to control flooding, ponding, erosion and sedimentation, and to protect, as much as possible, water quality and aquatic habitat or other natural habitat that depend upon watercourses and other waterbodies for their existence, surface water management plans (or stormwater management plans) shall be required for some forms of new development. Stormwater management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious

area. Stormwater management will be undertaken in accordance with the Ministry of the Environment Guideline entitled “Stormwater Management Planning and Design Manual, 2003, to the satisfaction of South Nation Conservation.” Stormwater management may not be required for small scale developments, such as lots created through the consent process, or developments subject to site plan control, where there is no impact on the watershed.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

### 3.4.9 Municipal Drains

As part of the establishment and maintenance of the municipal drainage infrastructure, the County Village will be both fiscally and environmentally sensitive, and act according to the procedures set out in the *Drainage Act* and other applicable provincial and federal legislation. Impacts on municipal drainage infrastructure may need to be assessed when proposing new land uses. Alterations to municipal drains may also require a permit from South Nation Conservation under Ontario Regulation 170/06, “Development and Interference with Wetlands and Alterations to Shorelines and Watercourses”.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

## 3.5 WASTE MANAGEMENT

### 3.5.1 Objectives

Council’s objectives for the provision of waste management infrastructure services are as follows:

1. To ensure waste management uses are environmentally sustainable.
2. To provide appropriate waste management infrastructures that support ongoing development.

### 3.5.2 Policies

The following general policies shall apply:

1. The Municipality’s licensed landfill site is located on a 7 hectare parcel of land in the Nation Municipality, adjacent to the Nation Municipality’s waste disposal facility.
2. Development shall be reviewed to ensure that appropriate solid waste disposal services can be provided in a manner that is consistent with environmental considerations.
3. Wastewater and solid waste disposal sites will be identified as Waste Management Policy Area on Schedule A. The establishment of new sites shall be in accordance with Ministry of the Environment Guidelines and Regulations and shall require an amendment to the Official Plan.
4. Wastewater and solid waste disposal sites shall be appropriately zoned in the Zoning By-law.
5. Wastewater and solid waste disposal sites may be managed by the Municipality or may be transferred to the upper tier without amendment to this Plan.

6. Septage disposal sites, i.e., sites required for the disposal of waste removed from private septic systems, holding tanks and similar facilities, shall require an amendment to this Official Plan. The amendment shall be justified and supported by appropriate environmental studies in accordance with the guidelines of the Ministry of the Environment's permit process. Where Official Plan amendments are granted, such sites shall be appropriately zoned and must operate in accordance with a Ministry of the Environment license. The location of septage disposal sites shall generally be a minimum of 300 metres from any adjacent residential, institutional or commercial use and development of the site shall be subject to site plan control.

### **3.5.3 Land Use Adjacent to Wastewater or Solid Waste Management Sites**

The Village's Lagoons are located on Lots 7, 8, 9 and 10, Concession 6, Casselman Village, United Counties of Prescott and Russell.

An upgrade/expansion (Phase 2) of the existing Casselman Sewage Treatment Plant was approved on August 24, 2006 under Section 53 of the *Ontario Water Resources Act* for a Rated Capacity of 2,110 m<sup>3</sup>/day and Peak Flow Rate of 6,250 m<sup>3</sup>/day comprising of an upgrade/expansion of the sewage lagoons, main sewage pumping station, and forcemain.

According to the Ministry of the Environment Guideline D-2, Compatibility Between Sewage Treatment and Sensitive Land Use, the following are recommended separation distances:

#### Sewage Treatment Plant with Capacity Greater than 500 m<sup>3</sup>/d but Less than 25,000 m<sup>3</sup>/d

The minimum separation distance shall be 100 metres. The recommended separation distance shall be 150 metres.

#### Waste Stabilization Ponds (Lagoons)

The recommended separation distance varies from 100 to 400 metres, depending on the type of pond and characteristics of the waste.

### **3.5.4 Policies**

Development within 150 metres of existing wastewater or solid waste management sites shall generally be discouraged unless supported by an appropriate study or studies that confirm there will be no negative impacts on the proposed development related to the adjacent wastewater or waste disposal site. In addition, the study(s) shall confirm that the proposed development will not impact future expansions of the waste disposal site in question.

Separation distances shall normally be measured from the periphery of the odour producing source structure to the property line of the sensitive land use for a wastewater treatment facility, or from the boundary of the fill area (footprint) specified in the Certificate of Approval (or property line for closed sites where no Certificate of Approval is available) to the property line of the sensitive land use for a solid waste management site.

In reviewing development proposals adjacent to such disposal sites, the approval authority shall consult Guideline D-2 and Guideline D-4 issued by the Ministry of the Environment.

The Zoning By-law shall zone adjacent lands appropriately, prohibiting new incompatible uses that cannot be reasonably mitigated.

### **3.6 ENERGY AND AIR QUALITY**

It is a policy of this Plan to encourage the use of alternate energy sources, such as wind, solar and energy from waste heat or gases.

#### **3.6.1 Wind Energy**

The following policies apply to wind energy facilities:

1. The development of wind farms comprising one or more wind turbines, where electrical wind energy is sold to the electrical grid shall not require an amendment to this Official Plan provided they are in full compliance with applicable Provincial and/or Federal legislation.
2. The development of wind farms comprising one or more wind turbines shall require an amendment to the local zoning by-law and site plan approval.
3. The development of wind farms is not permitted in Provincially Significant Wetlands or in the Habitat of Endangered and Threatened Species.
4. The development of individual wind turbines at a scale consistent with the provision of electricity to a private home or business is permitted without an amendment to this Official Plan and shall be subject to the provisions of the Zoning By-law.

#### **3.6.2 Energy Conservation and Air Quality**

The Village shall support energy efficiency and improved air quality by:

1. Initiating, participating, and cooperating in conservation programs, including public education and awareness programs.
2. Promoting compact form and a structure of nodes and corridors.
3. Encouraging denser, contiguous development: intensification of existing built-up areas and the efficient use of existing infrastructure.
4. Incorporating energy conservation measures into site design, and into the design, construction and renovation of buildings.
5. Encouraging the use of walking, bicycling, public transit and car pooling, use of inter-City bus transit, and commuter rail as alternatives to private automobile use.
6. Encouraging tree planting for windbreak protection and shade.
7. Promoting design and orientation of subdivisions and developments that maximize the use of alternative or renewable energy systems, such as solar and wind energy, at appropriate locations.

The City will develop an energy conservation and air emission reduction strategy to:

1. reduce energy use and expenditures for buildings, vehicles and equipment owned and operated by the Village;
2. reduce energy use and expenditures for the operation of water supply and sewage treatment systems;
3. promote multi-sector community-wide reductions; and
4. promote the development of alternative and renewable energy systems.

### **3.7 UTILITY AND COMMUNICATION CORRIDOR FACILITIES**

#### **3.7.1 General**

Utility and communications facilities and corridors include a wide variety of utilities owned and operated by both public and private entities. The well-being of Prescott and Russell's economy is closely linked to the presence of hydroelectric corridors, telecommunications networks and energy pipelines.

The following policies shall apply:

1. The development of hydroelectric power generation and supply facilities, telecommunications facilities and local utilities shall not require an amendment to this Official Plan provided that they are in full compliance with applicable Provincial and/or Federal legislation.
2. The development of hydroelectric power generation and supply facilities, telecommunications facilities and local utilities shall be subject to the provisions of local Zoning By-laws.
3. The development of hydroelectric power generation and supply facilities, and local utilities is not permitted in Provincially Significant Wetlands or in the Habitat of Endangered and Threatened Species.
4. Utility installations that may pose a hazard shall be located away from residential areas.
5. The multiple uses of corridors for utility and transportation uses shall be encouraged.

Council recognizes the importance of other infrastructure corridors, such as hydroelectric transmission corridors, oil pipelines, natural gas pipelines, abandoned rail lines, fibre-optic corridors, in addition to other seasonal corridors such as those used by snowmobile clubs, the Trans-Canada Trail and the Five Counties Recreational Trails. The expansion, maintenance and preservation of these and other infrastructure corridors are important to continued economic development and diversification, and will not require an amendment to this Plan.

Wireless telecommunications towers are permitted in all land-use designations on Schedule A except in areas subject to flooding or erosion. Where new communication facilities, whether publicly or privately operated, are proposed, the Village will minimize the number of privately-operated communications facilities by:

1. Encouraging proponents to share existing transmission towers in the vicinity to provide the same level of coverage.
2. Encouraging communication companies to collaborate in the design of their coverage so that they can share transmission facilities.
3. Encouraging companies to size new structures so that they can be shared in the future.
4. Ensuring that ground level compounds and equipment facilities are attractively designed and screened from public view.

## 4 RESOURCES

### 4.1 INTRODUCTION

Part 4 of the Official Plan deals with the resource base, which includes agricultural land and aggregate resources such as sand, gravel and limestone. Although these resources are not found within the Village limits, impacts from adjacent aggregate sites has been evaluated and appropriate land use policies have been developed to ensure the wise use and conservation of these resources for future generations.

### 4.2 MINERAL AGGREGATE RESOURCE POLICY AREA

#### 4.2.1 Basis General

No significant aggregate deposits have been identified in the Village of Casselman and, as such, no lands have been designated for future aggregate extraction uses. Should significant aggregate deposits be identified at some future date, extraction of such materials shall be subject to an Official Plan amendment, as well as to the licensing process in accordance with the *Aggregate Resources Act*.

#### 4.2.2 Adjacent Land

In areas located within 300 metres of a Mineral Aggregate Resource Policy Area (County Official Plan) intended or utilized for a licensed pit operation and 500 metres from a Mineral Aggregate Resource Policy Area (County Official Plan) intended or utilized for a licensed quarry operation, incompatible development, including the creation of new lots, shall only be permitted subject to the following criteria:

1. Hydrogeological investigations conducted by a qualified professional conclusively demonstrate that the proposed non-extraction development can be adequately serviced by water and sewer services in a manner that will not impede continued existing and proposed extraction operations to the satisfaction of South Nation Conservation.  
As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.
2. Any other investigation as required by the development approval authority, such as traffic studies, noise studies, vibration studies, slope stability studies, air quality impact studies etc., are carried out and demonstrate that the proposed development can proceed without impeding the continued operation of the licensed extraction operation existing licensed operations and future operations on reserves. Such studies are to be carried out by qualified professionals.

#### 4.2.3 Wayside Pits and Quarries and Portable Asphalt Plants

Wayside pits and quarries and portable asphalt plants required for public authority road contracts will be permitted, without an amendment to this Official Plan or local zoning in all areas except

within the Urban Policy Area, the Community Policy Area, and Natural Heritage Policy Area features, as identified on Schedule A.

## 5 NATURAL HERITAGE

### 5.1 INTRODUCTION

The landscape of Casselman includes areas of cleared lands, watercourses, and settled areas. This landscape plays a role in defining the character and natural environment of the Village. “Natural heritage features” include wetlands, woodlands, areas of natural and scientific interest (ANSI), fish habitat, wildlife habitat, portions of the habitat of endangered and threatened species and groundwater resources.

All natural heritage features are important to the United Counties. Within Casselman, fish habitat along the South Nation River is the predominant ‘natural heritage feature’. The ANSI within the South Nation River is known by the Ministry of Natural Resources as the Casselman Unconformity – Earth Science ANSI, and is locally known as the “Coupal Dam.” The area known as “Trous du Diable”, although having special significance, has been designated as an unstable bedrock.

### 5.2 DETERMINATION OF SIGNIFICANCE

The natural heritage policies are based on information from a number of sources. The Ministry of Natural Resources provided information on wildlife and fish habitat. A partnership with the Eastern Ontario Model Forest enabled the Counties Planning Department to undertake a comprehensive study of our natural heritage and to identify its significant features. The South Nation Conservation also provided important information respecting groundwater resources. These background documents are available through the Counties Planning Department.

Features that are “significant” for the purposes of this Plan are illustrated on Schedule B. Significant wetlands, if identified, will be shown on Schedule A as the Wetlands Policy Area designation. These are areas, to be determined by the Province or the United Counties, that are either, 1- ecologically important in terms of functions, representation or amount, and that contribute to the quality and diversity of the natural heritage system of the United Counties, or 2 - economically or socially important in terms of resource utilization, public access, recreational enjoyment, and community values. It is especially important to Prescott and Russell that the characteristics that made these significant features be retained for the benefit of future generations.

For the purposes of this policy, “development” is defined as the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*. It also includes site alteration activities, such as the deposit or removal of fill, site grading, excavation or alteration, topsoil removal and peat extraction or similar activities that would change the landform and natural vegetative characteristics of a site.

### 5.3 PRINCIPLES

It is the overall goal of Council that the natural heritage features be both conserved and protected from negative impacts of development. Principles that form the basis of policies that achieve this goal are as follows:

1. The Village's significant natural heritage features shall be protected from negative impacts of development.
2. The Village's natural heritage features, including non-significant features, should be conserved and rehabilitated for the benefit of future generations according to best management practices undertaken today and as they evolve.

### 5.4 GENERAL LAND USE POLICIES

Council acknowledges that its decisions regarding land use and development can affect significant natural heritage features. Therefore, policies are required to protect these features from the potential negative impacts of development, or to conserve them by prohibiting development. The following general policies shall apply:

1. Council shall designate on Schedule B those features where development is prohibited. These include provincially significant wetlands, which are shown as Wetlands Policy Area, and locally significant wetlands, which may be identified in the future through an Official Plan amendment. The habitat of endangered or threatened species will not be identified on Schedule B, as identifying these features may prove to be harmful.
2. Council shall designate areas where development must be controlled on Schedule B. These include Areas of Natural or Scientific Interest (ANSI), fish habitat, significant woodlands, shore lands along major waterways, and groundwater resources.
3. Council shall consider minor alterations to the boundaries of natural heritage features identified on Schedule B without the need to amend the Official Plan where evidence consistent with Ministry of Natural Resources criteria clearly demonstrates that such modifications are justified. Boundary alterations to Provincially Significant Wetlands and Areas of Natural or Scientific Interest (ANSI) are subject to the approval of the Ministry of Natural Resources.
4. Council shall consider the public acquisition of natural heritage lands by the Municipality or in partnership with other levels of government where such acquisition would lead to the preservation of significant natural heritage areas or contribute to the consolidation of significant features that are partially in public ownership. In such cases, Council may negotiate with landowners or may determine a price in accordance with the *Expropriations Act*.
5. Development control shall be implemented primarily through the use of zoning and site plan control in accordance with the relevant sections of this Official Plan.

### 5.5 LANDFORM SPECIFIC LAND USE POLICIES

The following provide policies specific to natural heritage features found in the Village.

### **5.5.1 Wetlands Policy Area**

No provincially significant wetlands have been identified in the Village of Casselman. Should any ~~Class 1, 2 and 3 wetlands~~ Provincially Significant Wetlands be identified by the Ministry of Natural Resources or through the development process, Council will, by amendment to this Plan, protect such areas in accordance with provincial policy.

### **5.5.2 Endangered or Threatened Species Habitat**

No endangered or threatened species habitat has been identified in the Village of Casselman. Should any be identified, Council will, by amendment to this Plan, protect such areas in accordance with provincial policy.

### **5.5.3 Areas of Natural and Scientific Interest (ANSI)**

The Ontario Ministry of Natural Resources (OMNR) has identified an Earth Science ANSI (Area of Natural and Scientific Interest) in Casselman.

The Earth Science ANSI is known as the “Casselman Unconformity.” The area shown on Schedule B has been identified by OMNR as an area having provincially or regionally significant representative geological features.

The following policies apply:

1. Development may be permitted in accordance with the underlying land use designation in significant Areas of Natural and Scientific Interest (ANSI), or on adjacent lands within 50 metres, only if it has been demonstrated through an environmental impact assessment, in accordance with Section 5.6, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.
2. Notwithstanding policy 1 above, existing agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an environmental impact assessment.

### **5.5.4 Significant Wildlife Habitat**

No significant wildlife habitat has been identified in the Village of Casselman. Should any be identified, Council will, by amendment to this Plan, protect such areas in accordance with provincial policy.

### **5.5.5 Fish Habitat**

According to the PPS, fish habitat is defined as: “the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.” Fish resources have many values, including:

1. contributing to a diversity of species;
2. providing a natural indicator of water quality and environmental health;
3. forming a vital part of the aquatic food chain;
4. providing commercial fishing such as baitfish (minnow) harvest (OMNR, 1983); and

5. providing recreational sport fishing opportunities and related economic spinoffs (OMNR, 1990).

The following policies apply:

1. Development and site alterations shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Where development is proposed within 30 metres of an area of fish habitat, as identified on Schedule B, or adjacent to an area of fish habitat identified through consultation with the South Nation Conservation or the Federal Department of Fisheries and Oceans, it must be demonstrated, through an environmental impact assessment carried out in accordance with Section 5.6, that there will be no negative impacts on the natural feature or on the ecological functions for which the feature is identified.
2. Notwithstanding policy 1 above, the cleaning of municipal drains shall be permitted provided that such is carried out in accordance with acceptable standards, and that, where required, the authorization of the Federal Department of Fisheries and Oceans is obtained.
3. Notwithstanding policy 1 above, extensions or enlargements of existing buildings and structures in the adjacent land area to an identified Fish Habitat may be permitted provided that it is demonstrated, to the satisfaction of the appropriate regulatory agency or approval authority, that such extension or enlargement will have no negative impact on the fish habitat, as demonstrated by an Environmental Impact Assessment undertaken in keeping with Section 5.6 of this Plan.
4. It is the policy of this Plan to encourage the re-establishment of naturally vegetated buffer strips along water bodies and headwater areas.
5. Although stormwater management and drainage measures are often located some distance from a watercourse, these measures can impact the water quality and quantity of the watercourse and affect fish habitat. When evaluating stormwater management and drainage activities, consideration shall be given to impacts upon fish habitat.
6. The advice of the Federal Department of Fisheries and Oceans, or their delegate, should be sought where any proposal may potentially impact fish habitat. In instances where a proposal may result in a harmful alteration, disruption or destruction of fish habitat, the proponent must obtain authorization from the Federal Department of Fisheries and Oceans or their delegate.

#### **5.5.6 Groundwater Protection and Enhancement**

The groundwater resource is crucial in the United Counties of Prescott and Russell as it is the source of drinking water for the vast majority of our communities and our rural population.

Casselman relies on surface water (i.e., the South Nation River) as their source of drinking water. In addition to residential uses, groundwater is crucial for the watering of livestock, farm irrigation, and commercial and industrial uses.

A number of problems involving both quality and quantity of groundwater supply have been identified in the United Counties. Groundwater contamination from bacteria, nitrates, petroleum and chemicals, salt, pesticide use and naturally present contaminants has occurred in many areas of Prescott and Russell.

Council recognizes that it has an obligation to consider the impact of development and land use on groundwater in order to ensure the long term viability of this resource.

The following policies shall apply:

1. Casselman will participate with the County and senior levels of government, environmental agencies and the private sector to develop a water resources data base that identifies sensitive groundwater recharge areas, sensitive hydrogeological areas and areas with known groundwater quality and quantity constraints.
2. Council will proceed with an amendment to this Official Plan in order to implement site-specific groundwater protection or improvement land use policies based on the detailed data base developed through the implementation of policy 5.5.6 (1) above and will identify these areas as Natural Heritage Policy Area on Schedule B.
3. Casselman will participate with the County and senior levels of government, environmental agencies and the private sector to enforce provincial regulations on private septic field and water well construction.
4. Industrial or commercial developments that require large amounts of groundwater will not be permitted on private water.
5. New commercial and/or industrial operations that take and bottle water for commercial purposes are prohibited. Existing operations are recognized as legal non-conforming uses. Any expansion of such operations will require an amendment to this Plan.
6. Casselman will participate with the County and senior levels of government, and environmental agencies to develop an education program aimed at reducing groundwater consumption and pollution.

### **5.5.7 Groundwater Recharge Areas**

Areas in the Village may be identified as a Groundwater Recharge Area. Zoning By-law provisions may be adopted to restrict land uses in such areas to those that pose no threat to the quality of the existing resource. In addition, areas may be identified where the state of the groundwater resource is unacceptable for development purposes.

Within the limits of a future Groundwater Recharge Area, as shown on Schedule B, permitted uses shall be restricted to those uses that will not result in negative impacts on the groundwater resource and uses existing as of the date of passing of this Official Plan. New or expanded development shall be subject to consultation with the Ministry of the Environment or its delegate.

### **5.5.8 River Corridors**

Casselman enjoys the presence of an historical river, the South Nation River. This natural feature contributed in a significant way to the area's history and in many ways has defined its settlement pattern. Development along this river corridor has continued throughout our history and, as a result, there are fewer and fewer opportunities for public access to these water bodies. This section of the Plan seeks to encourage the preservation of shoreline areas in order to enhance the recreational and economic benefits that can be derived from enhanced public access and the preservation of natural shoreline states.

The following land use policies shall apply in addition to the policies of the applicable land use designation along the shoreline of the South Nation River.

~~1. Where development is proposed that would require shoreline alterations, a permit under the Ministry of Natural Resources *Public Lands Act* and or approval under Ontario Regulation 724/94 administered through the South Nation Conservation may be required.~~

1. Where development is proposed that would require shoreline alterations, a permit under Ontario Regulation 170/06 "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" made under the *Conservation Authority Act* as administered by South Nation Conservation, may be required.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

2. Where new development lots are created, dwellings and sewage disposal systems shall be set back a minimum of 30 metres from the high water mark.
3. When reviewing development proposals for land abutting the shoreline, Council may require that lands be dedicated for public purposes, which will preserve public access to the waterbody and, where possible, shall ensure that such lands be accessible from a public road.
4. Council will protect opened and unopened road allowances and public rights-of-way that lead to shoreline areas in order to preserve the potential for future public access.
5. When reviewing subdivision, consent and site plan applications consider the impacts of development on the visual access to the waterbody and ensure that the appearance of the development, when viewed from the waterbody, complements the natural setting.
6. Where development proposes shoreline alterations, a development permit may be required from the Federal Department of Fisheries and Oceans or its delegate.
7. Council may enact a Tree Cutting By-law and/or Site Alteration By-law to control or prevent the degradation of shoreline areas that could be caused by the removal of vegetation or the disturbance of native soils.

## 5.6 ENVIRONMENTAL IMPACT ASSESSMENTS

### 5.6.1 Introduction

Potential negative impacts will be examined through a process of environmental impact assessment, carried out on a case by case basis, prior to development approval.

### 5.6.2 Environmental Impact Assessment Study

The preparation of an environmental impact assessment (EIA) study may be required for submission prior to the approval authority making a formal decision on a planning application (e.g. Official Plan amendment, zoning amendment, site plan control, subdivision, consent, etc.) to assess the negative impacts on the natural features and the ecological functions of the area in question. The EIA shall be completed by a qualified individual or company and shall fulfil each of the following steps:

1. Research, identify, map, and prioritize the characteristics of the natural heritage features that made it significant.

2. Describe and map the proposed development activities, including building location, excavation, site grading, landscaping, roadway construction, paving, drainage works, and sewer and water servicing in relation to the natural heritage feature.
3. Predict the effects that the proposed development may have on various components of the environment, such as wildlife, fish, vegetation, soil, surface water, groundwater, and air, taking into consideration effects during and after development or site alteration.
4. Evaluate the significance of all predicted negative and positive effects on the various environmental components.
5. Itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative impacts.
6. Evaluate the cumulative effect that the project (and any other projects or activities) may have on the characteristics of the natural heritage feature that made it significant, after mitigation.
7. Conclude with a professional opinion on whether negative impacts will prevail, and on the significance of the impacts, if any, and if ongoing monitoring is required.

The approval authority may require that the EIA be peer reviewed prior to making a decision on the development application.

The approval authority may use various planning and other approvals (e.g. site plan control, site-specific zoning, site alteration by-laws, etc.) to ensure that the development or site alteration occurs in accordance with the EIA study recommendations.

## **5.7 BEST MANAGEMENT POLICIES**

### **5.7.1 Introduction**

Council is committed to the best management of its significant natural heritage features, and to other natural heritage features that may become significant over time. Council acknowledges that it does not always have legislative authority to control the management or use of all natural heritage features within the Municipality, particularly those located on private lands. However, Council will pursue the implementation of the following best management practices, through its own activities, and through landowner education, public awareness, demonstration projects, and regulation, where possible.

Council shall strive to ensure that programs enacted and decisions taken regarding its natural heritage shall be made with the involvement of stakeholders, including the County, landowners, government agencies, and the public, and shall pursue the education of all regarding the benefits of best environmental management practices.

### **5.7.2 Policies**

It is a goal of this Plan to achieve a 30% natural land cover within the Village. Before historical settlement, nearly all the Village was vegetated. Activities that may help achieve this goal include reforestation with native species, natural shoreline regeneration, landscaping, and land development controls.

Council shall ensure that its approval of all development projects, and designs for infrastructure projects in the Village, consider the potential environmental effects and the opportunities for plan modification or mitigation. The approval of Plans of Subdivision will require applicants to demonstrate how the plan will be designed and constructed to mitigate effects on watercourses, fish and wildlife habitat, soils, and other natural features.

Council shall encourage activities and infrastructure development that leads to an overall improvement of surface and groundwater quality in the Village during the planning period. Clean water is an indicator of a healthy environment. Best management practices to be pursued include: managing stormwater, installing sediment and erosion controls in construction projects, stabilizing sensitive slopes, vegetating shorelines, ensuring efficient wastewater treatment facilities, assessing solid waste management options, rehabilitating contaminated lands, and controlling the use of chemicals that may enter the water system.

Council shall encourage the rehabilitation and enhancement of watercourses for fish habitat and productivity. Partnerships and volunteers will play a large role in this activity, which should focus on the improvement of fish nurseries and spawning areas, and the reduction of turbidity, temperature, and nutrient loading.

## **6 PUBLIC HEALTH AND SAFETY**

### **6.1 INTRODUCTION**

Our natural landscape and resources are constantly being shaped and reshaped by naturally occurring physical and ecological processes. These landscapes and resources only become a hazard when people and structures are located within them or are affected by them. As such, environmental conditions occasionally represent significant constraints to the development of land such that there can exist a significant threat to people's health and safety. Constraints to development are primarily related to hazardous conditions, such as the existence of floodplains, erosion hazards, the presence of unstable slopes or slopes subject to retrogressive landslides, and geological formations, such as Karst topography, where the bedrock is subject to the development of sinkholes. To a lesser extent, development may be restricted on the basis of existing site contamination or noise concerns.

The preparation of these development constraint policies was undertaken with the objective of integrating them with other policy areas, primarily those policies addressing natural heritage sectors. Issues surrounding water quality and quantity, and fisheries are closely related to development constraints. As such, these policies should not be read in isolation.

For instance, development is prohibited in a floodplain or in areas subject to slope failure because it can result in changes to natural conditions that may actually endanger areas previously unaffected. Promoting quality of life and self-sufficiency for our citizens requires that all development be carried out in a manner that ensures life, safety and economic welfare be protected.

### **6.2 OBJECTIVE**

It is the objective of these policies to permit only suitable development, which does not pose a danger to public safety or health, or result in property or environmental damage, in areas subject to development constraints.

### **6.3 IDENTIFYING HAZARD AREAS**

Accurate mapping showing the location of areas characterized by health and public safety hazards and/or by constraints for development is of crucial importance in order to ensure informed decisions by approval authorities when considering development applications. The limits of hazard areas shown on Public Health and Safety Schedule B were identified on the basis of information provided by the Ontario Ministry of Natural Resources and the Ministry of Northern Development and Mines (floodplains, unstable slopes and former mineral extraction sites) and the South Nation Conservation (floodplains, unstable slopes and retrogressive landslide areas). The Ministry of the Environment has provided information respecting contaminated sites such as closed landfill sites. However, the mapping of these sites will be

completed over time as more accurate information respecting exact locations becomes available and included in the County geographic information system (GIS) data base.

## 6.4 GENERAL

Hazardous areas are identified on Schedule B on the basis of the particular characteristics that pose a threat to public health and safety, which may result should these areas be developed. The constraints include areas subject to flooding, areas affected by unstable slopes, organic soils and unstable bedrock, areas subject to retrogressive landslides, erosion hazards, contaminated sites, and abandoned pits and quarries.

Where hazard land mapping is complete, it is shown on Schedule B. However, it is recognized that hazardous conditions may exist that are not shown on Schedule B.

As such, the United Counties of Prescott and Russell Planning Department may undertake a hazard land mapping study in order to ensure that the hazard land data base is updated. In undertaking this study, the Planning Department will consult with the Ministry of Natural Resources and the Ministry of the Environment prior to preparing terms of reference for the study. In reviewing development applications, the approval authority shall consult with the South Nation Conservation to ensure that there are no natural hazards. Where hazardous conditions exist in areas that are not identified on Schedule B, development shall be subject to those policies in this Section that are deemed by the approval authority to be the most appropriate.

## 6.5 HAZARDOUS LANDS – FLOODING AND EROSION

### 6.5.1 Defining Areas Subject to Floods and Erosion

The floodplain area shown on Schedule B includes all areas known to be subject to 1 in 100 year flood events. These areas have been identified and mapped by the South Nation Conservation.

It is recognized that floodplains and erosion hazards may exist that are not designated on Schedule B. In reviewing development applications, the approval authority shall require that the proponent of a development demonstrate that there are no flood hazards and erosion hazards prior to the submission of the development application for formal review and processing. Where it is determined that flood hazards or erosion hazards exist, the policies in this section shall apply, regardless of the fact that the flood hazard or erosion hazard may not be identified on Schedule B.

### 6.5.2 Permitted Uses

~~Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in floodplains, except in accordance with the following:~~

- ~~1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, will be permitted where there is existing non-conforming development.~~
- ~~2. Uses that, by their very nature, must be located within the floodplain and will not affect the hydrology or hydraulics of the floodplain may be permitted.~~

- ~~3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses that do not affect the hydrology or hydraulics of the floodplain may be permitted.~~

~~In accordance with the underlying designation on Schedule A, development and site alterations may be permitted in areas subject to erosion related hazards that are not located in the floodplain.~~

- ~~1. All new development and site alterations on hazardous lands must achieve all of the following: the hazards must be safely addressed and the development and site alteration is carried out in accordance with the established standards and procedures.~~
- ~~2. New hazards are not created and existing hazards are not aggravated.~~
- ~~3. No upstream or downstream adverse impacts will result.~~
- ~~4. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.~~
- ~~5. The development does not include institutional uses or essential emergency services, or the disposal, manufacture, treatment or storage of hazardous substances.~~

Any new development or site alterations proposed within the identified Hazardous Lands on Schedule A shall be reviewed and approved by South Nation Conservation and permission granted through a permit made under Ontario Regulation 170/06, "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" made under the *Conservation Authority Act*.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

## 6.6 UNSTABLE SLOPES, UNSTABLE BEDROCK, AND ORGANIC SOILS

### 6.6.1 Policies

Development and site alteration in areas designated as having unstable slopes, i.e. lands with a slope stability factor of safety of 1.5 or less, unstable bedrock or organic soils is prohibited except by site-specific Zoning By-law amendment. Site-specific zoning amendments are not required where the *Building Code Act* addresses the requirements for development in areas of unstable slopes as shown on Schedule B. Site-specific Zoning By-law amendments to permit construction of a building or structure may be passed only if all of the following conditions are met:

1. Development may be permitted in accordance with the underlying designation in areas of unstable slopes as shown on Schedule B with appropriate development setbacks as provided in Report No. 941-054, dated January 1995 (Slope Stability Evaluation, South Nation River, Casselman to Lemieux, Ontario) prepared by Morey Houle Chevrier Engineering Ltd.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

2. Sufficient soils and engineering information is made available to indicate that, although the site is identified as having unstable slopes, organic soils or unstable bedrock, it is, in fact, suitable or can be made suitable for development using accepted scientific and engineering practices.

3. Alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.
4. The designation on Schedule A permits the proposed development.

Notwithstanding the above, institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances shall not be permitted on lands designated as having unstable slopes, unstable bedrock or organic soils.

## **6.7 POTENTIAL RETROGRESSIVE LANDSLIDE AREAS**

### **6.7.1 Policies**

No potential retrogressive landslide areas have been identified in the Village of Casselman. Should potential retrogressive landslide areas be identified by the Ministry of Natural Resources and/or the South Nation Conservation or through the development process, Council will, by amendment to this plan, protect such areas in accordance with provincial policy.

## **6.8 CONTAMINATED SITES**

### **6.8.1 Closed Waste Disposal Sites**

No closed waste disposal sites have been identified in the Village of Casselman or 500 metres from its boundary. Should any be identified, Council will, by amendment to this Plan, apply provincial policy.

### **6.8.2 Site Decommissioning and Cleanup**

It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse. Prior to Council's approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, groundwaters and surface waters as required in consultation with the Ministry of the Environment and shall prepare a remedial action plan in accordance with "Ontario Regulation 153/04, Record of Site Condition." Where the contaminants are in concentrations above Ministry established acceptable concentrations, a Ministry of the Environment "Record of Site Condition" may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site cleanup.

Where planning applications are not required, Council may require a proponent of development to consult with the Ministry of the Environment on the suitability of site development.

### **6.8.3 Other Contaminated Sites**

Contaminated sites are defined as sites where the environmental condition of the property, i.e., the quality of the soil or groundwater, may have the potential for adverse effects to human health or the natural environment. To assist in the implementation of policies regarding contaminated sites, Council, in partnership with other agencies and levels of government, will undertake the development of a GIS inventory of sites known or strongly suspected to be contaminated.

Current mapping showing contaminated sites was not available at the time this Official Plan was drafted. In reviewing development applications, the approval authority may require the undertaking of an ESA.

Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns, as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards, and to establish procedures for site rehabilitation and mitigation of the contamination.

The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.

The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04, Record of Site Condition.

## **6.9 OTHER HEALTH AND SAFETY CONCERNS**

### **6.9.1 Abandoned Pits and Quarries**

No abandoned pits and quarries have been identified in the Village of Casselman. Should any be identified, Council will, by amendment to this Plan, apply provincial policy.

Development on, abutting or adjacent to lands affected by former mineral resource operations may proceed in accordance with the policies of the underlying land use designation only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. For the purposes of this policy, adjacent lands are the same as set out in Section 4.2.2 of this Plan.

In reviewing development applications for sites identified as an abandoned pit or quarry, a study will be required that will provide sufficient information to determine any potential safety hazards, to demonstrate that the site can be rehabilitated to mitigate the known or suspected hazard, and to establish procedures for site rehabilitation and mitigation of the safety hazard.

### **6.9.2 Noise and Vibration**

The intent of this Plan is to protect residents and their property from noise levels that exceed the Ministry of the Environment's policies on noise assessment in land use planning.

Generally, potential noise problems are best addressed through land use planning approaches that separate noise-generating uses from housing and other noise-sensitive land uses.

Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum

distances identified in Ministry of the Environment Guidelines, including Publication LU-131, Noise Assessment Criteria in Land Use Planning. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

### **Rail Noise and ~~Viabration~~ Vibration**

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

1. Council may require the undertaking of a noise study where proposed noise-sensitive development would be located within 300 metres of a railway right-of-way. Such study shall be undertaken to the satisfaction of the Village and the Ministry of the Environment, in consultation with the appropriate railway. Appropriate measures to mitigate any adverse effects from noise shall be implemented in accordance with the recommendations of the study.
2. Council may require the undertaking of a vibration study where proposed vibration-sensitive development would be located within 75 m of a railway right-of-way. Such study shall be undertaken to the satisfaction of the Village and the Ministry of the Environment, in consultation with the appropriate railway. Appropriate measures to mitigate any adverse effects from vibration shall be implemented in accordance with the recommendations of the study.

All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Village. Council may consult with the appropriate railways.

### **Noise from Stationary Sources**

Based on MOE guidelines, stationary sources of noise are defined as all sources of sound and vibration, whether fixed or mobile, that exist or operate on a premises, property or facility, the combined sound and vibration levels of which are emitted beyond the property boundary of the premises, property or facility, unless the source(s) is (are) due to construction. Typical individual sources of noise include generators, fans or commercial air conditioners. Industrial facilities and other facilities that include more than one source of noise are considered as a single source, for the purposes of a noise study. Other facilities that are considered as stationary sources of noise include snow disposal sites, car washes, motor vehicle maintenance and repair facilities, and transit terminals. Sources of noise excluded from stationary sources, in accordance with MOE guidelines, include construction activities, gas stations, music and people noise, and retail facilities such as convenience stores where goods are delivered infrequently.

The assessment and mitigation of noise impacts from stationary sources is complex because stationary source noise involves a broad range of land uses and activities. For this reason, noise levels will be per the Ministry of the Environment's *Noise Assessment Criteria in Land Use Planning (Publication LU-131)* for new noise-sensitive development, and *Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban) (NPC-205)* for new sources of stationary noise.

1. Council may require a noise study for development applications that propose new noise-sensitive uses in proximity to existing sources of stationary noise as described in the Ministry of the Environment Guidelines. If existing noise levels exceed the sound level criteria for stationary source noise, then mitigation measures will be required.

2. Council may require a noise study for development applications that entail construction of new sources of stationary noise or changes in land use that may introduce new sources of stationary noise that are in proximity to existing noise-sensitive land uses, as described in the Ministry of the Environment Guidelines. If projected noise levels exceed the sound level criteria for stationary source noise, then mitigation measures will be required.
3. Council will apply the criteria in the Ministry of the Environment Guidelines where the expansion or alteration of an existing stationary source of noise is proposed, or where a change of use of a stationary source is being proposed which could result in an increase in noise from the new use. Such proposals typically are made in the context of a building permit and require a certificate of approval from the Ministry of Environment.

### **Noise Barriers**

Noise is regulated better by land use planning than by noise barriers. The extensive use of noise barriers within or adjacent to a community can result in undesirable streetscapes and views. To improve the quality of the streetscape, communities will be designed to the extent possible to provide noise attenuation through planning and design. Approaches include locating noise-sensitive uses away from areas likely to receive unacceptable noise levels, locating commercial and employment uses along busier roads, or using service roads (also referred to as “single-loaded” roads). Other measures including site planning techniques, architectural design, selection of appropriate building components. Where the use of noise barriers is unavoidable, the visual impact of the barrier shall be mitigated through the use of berms and landscaping.

To improve the quality of the streetscape, communities will be designed to the extent possible to provide noise attenuation through land use planning and design. Noise barriers may only be used where other noise attenuation methods are not feasible. The need for a barrier will have to be justified and approved by Council.

### **Warning Clauses**

In some cases, control measures cannot achieve the sound level criteria established in the Ministry of the Environment Guidelines. In such cases, Council will require that appropriate warning clause(s) be included on title to advise purchasers or occupants of expected noise levels and other recommended noise control measures.

#### **6.9.3 Incompatible Land Uses**

Every effort shall be made to prevent or minimize future land use conflicts that can arise when incompatible land uses develop in close proximity to one another. Ministry of the Environment Guidelines on Land Use Compatibility (Guidelines D-1, D-2, D-4 and D-6 and any other relevant or future MOE Guideline documents) shall be applied when preparing and adopting local Zoning By-laws, and when considering amendments to this Official Plan.

#### **6.9.4 Prohibited Land Uses**

The following uses are prohibited within the boundaries of the Village of Casselman:

- Kennel or cattery

- Mobile homes, except for commercial purposes on a temporary basis in accordance with Section 7.4.3 Site Plan Control.

## **7 IMPLEMENTATION**

### **7.1 INTRODUCTION**

The following policies are provided to guide the implementation of the Official Plan. The policies are divided into six categories, as follows:

- 7.2 General
- 7.3 Permitted Uses
- 7.4 Development Control
- 7.5 Economic Development
- 7.6 Social and Cultural Policies
- 7.7 Administration of the Official Plan

### **7.2 GENERAL**

The policies of this Plan shall be implemented by the County, the Consent Approval Authority, Village Council, and local Committees of Adjustment through the powers conferred upon them by the *Planning Act*, R.S.O. 1990, the *Municipal Act*, 2001, the *Development Charges Act*, 1997, the *Building Code Act*, R.S.O. 1992, as amended, and any other applicable statutes of the Province of Ontario.

The decisions of the County Council, the Consent Approval Authority, Village Council, and local Committees of Adjustment in respect to planning matters must be consistent with and in conformity to the relevant policies of this Official Plan.

Pursuant to Section 24(1) of the *Planning Act*, R.S.O. 1990, no public work shall be undertaken and no by-law shall be passed by the County or a local municipality for any purpose that does not conform to the intent and policies of this Official Plan.

County Council and local municipal Councils may acquire, hold, or dispose of land for the purposes of implementing any policies of this Official Plan subject to the provisions of the *Planning Act*, R.S.O. 1990, the *Municipal Act*, 2001, and any other applicable statutes of the Province of Ontario.

All forms of development agreements regarding subdivisions, consents, condominiums, variances and site plans are required to conform to the policies of this Official Plan.

## 7.3 PERMITTED USES

The following general policies are related to various types of land uses permitted throughout the planning area regardless of the land use designation.

### 7.3.1 Accessory Uses

Wherever a use is permitted in the land use designation, it is intended that uses, buildings or structures incidental, accessory or essential to the use shall also be permitted.

### 7.3.2 Garden Suites and Secondary Units

#### Garden Suites

A garden suite – sometimes called a granny flat - means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and removable following their intended use. Garden suites are intended as housing for those who are generally capable of living independently but who, by virtue of their age or a disability require the support of others to live on their own.

The Plan shall allow the establishment of a garden suite on any lot upon which a single detached dwelling is a permitted use subject to a site-specific temporary use Zoning By-law amendment. Generally, a garden suite should not be established on a lot encompassing less than 0.2 hectares (0.5 acres).

The *Planning Act* enables a municipality to enact a temporary use by-law to permit a garden suite for a period of up to 10 years with subsequent limited renewals, and together with the *Municipal Act*, allows a municipality to enter into an agreement respecting:

- The installation, maintenance and removal of the garden suite.
- The period of occupancy by the person(s) named in the agreement.
- A monetary or other form of security related to the garden suite.

In considering a request to establish a garden suite, the proponent shall:

- demonstrate that the increased intensity of use can be addressed in the proposal;
- demonstrate compliance to the Ontario Building and Fire Codes;
- demonstrate that there will be no adverse impacts on adjacent land uses (i.e. drainage, access for fire protection, sun shadow, existing infrastructure capacities, etc.);
- demonstrate compliance with applicable zoning standards for lot size, setbacks and parking;
- demonstrate how the external appearance will complement the principal residential dwelling.

## **Second Units**

Second Units (also known as accessory apartments, basement apartments or in-law-suites) are self-contained “dwelling units” often with a separate entrance, located within and subordinate to an existing single detached dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters. When a single detached dwelling contains an accessory apartment, it becomes a “two unit dwelling”.

Second units may be permitted “as of right” in certain zones of the implementing Zoning By-law or by amendment to the implementing Zoning By-law, in conjunction with a single detached dwelling, and in accordance with the following criteria:

1. No more than an amount equal to 40 per cent of the gross floor area of the principal dwelling may be developed for a secondary dwelling unit, except where a basement unit is created, in which case, there is no maximum size.
2. The accessory apartment will comply with the Ontario Building and Fire Codes.
3. A maximum of one unit is permitted in a detached dwelling, one in each half of a semi-detached building, and only one for the whole of a duplex dwelling.
4. The accessory apartment is designed and located in such a manner to not have an impact on the streetscape or character of the surrounding neighbourhood.
5. No additional parking space is required but, where a new one is provided, it cannot be located in the front yard. Tandem parking in the existing driveway is permitted.
6. As a condition of approval, Council may require that the accessory apartment be registered in accordance with the provisions of the Municipal Act.

### **7.3.3 Existing Land Uses and Non-Conforming Uses**

All uses that were legally in existence at the effective date of this Plan shall be allowed to continue as such.

Existing uses that do not conform to the relevant provisions contained in this Plan shall be deemed non-conforming uses. The long-term objective of this Plan is to relocate, eliminate, or replace these non-conforming uses with uses that are permitted in the relevant land use designation.

Council may recognize a non-conforming use and zone it in accordance with the existing use provided that:

1. the Zoning By-law does not permit any change of use or performance standard that might aggravate, increase or enlarge the non-conforming status;
2. the use does not constitute a danger to surrounding uses or persons by virtue of its hazardous nature or the traffic flow generated;
3. the use does not pollute the air, water or soil to the detriment of the health or comfort of the surrounding land uses;
4. the use does not interfere with the orderly development of adjacent lands.

Where a non-conforming use is discontinued, the lot may be rezoned in accordance with the policies and intent of this Plan, or to permit a similar use, provided that Council is satisfied that the use is similar to the discontinued use and provided that the provisions of Section 7.3.3 items 1 to 4 are met.

Existing non-conforming buildings or structures that are destroyed or damaged may be reconstructed to their former dimensions, provided work is commenced within 12 months of the date of destruction.

Non-conforming uses located in a floodplain area that are damaged or destroyed by flooding may only be reconstructed in accordance with the requirements of the South Nation Conservation or the Ministry of Natural Resources.

#### **7.3.4 Extension or Enlargement Under Section 34(10) of the Planning Act, R.S.O. 1990**

Where a property is not zoned in accordance with the existing use, the extension or enlargement of such use may be considered by Council through the passing of a Zoning By-law pursuant to Section 34(10) of the *Planning Act* or by the Committee of Adjustment under Section 45 of the *Planning Act*, subject to the following guidelines:

1. The extension or enlargement should not aggravate the non-conforming situation for neighbouring uses.
2. The extension or enlargement should be in a reasonable proportion to the existing use and to the land on which it is to be located.
3. Any extension or enlargement involving land should be minor in relation to the total property. Any major change or adjustment shall require an amendment to this Plan.
4. The proposed extension or enlargement shall not create undue noise, vibration, fumes, smoke, dust, odours, traffic generation, nor glare from lights.
5. Adequate buffering, setbacks and other measures necessary to reduce or mitigate any impact shall be required and, where possible, shall be extended to the existing use.
6. Traffic and parking conditions in the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site, and by improvement of site conditions, especially in proximity to intersections.
7. Adequate provisions have been or will be made for off-street parking and loading facilities.
8. Municipal services, such as storm drainage, roads, sewer and water, are adequate or can be made adequate.
9. Neighbouring landowners will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.

The development of existing undersized lots may be permitted in accordance with the relevant provisions of the Zoning By-law provided that, where the development is on private services, the size, configuration and, where applicable, the soil structure of the lot is appropriate for the long term provision of services.

A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the Zoning By-law. In such cases, the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the Zoning By-law.

### 7.3.5 Bed and Breakfast

It shall be a policy of this Plan to permit a bed and breakfast use within a single detached dwelling provided that the residential character of the dwelling is not substantially altered. A bed and breakfast establishment shall be defined as a single detached dwelling in which a limited number of guest bedrooms, as established in the implementing Zoning By-law, are provided for gain as temporary accommodation on a daily basis. Such establishments must have the proprietor residing on the premises. The local Health Unit 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. A bed and breakfast establishment shall be subject to site plan control in order to ensure the proper landscaping and parking facilities to maintain the residential character of the area. The implementing Zoning By-law shall define a bed and breakfast use and the appropriate zone provisions.

### ~~7.3.5 Minor Variance or Permission~~

~~Section 45 of the *Planning Act* authorizes a Committee of Adjustment to grant variances and permission for enlargements or extensions or changes in the use of lands, buildings or structures to a similar or more compatible use. A Committee may approve applications provided that (1) general intent and purpose of the Official Plan are maintained, (2) the general intent and purpose of the Zoning By-law are maintained, (3) the variance is minor; and (4) the proposed use of land, building or structure is desirable for appropriate development.~~

~~The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of an application for minor variance. Conditions imposed by the Committee of Adjustment may include a requirement that the owner of the land enter into one or more agreements with the City dealing with some or all of the terms and conditions if the requirement is set out in the decision. Such agreement(s) may be registered against the land to which it applies and the City is entitled to enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners of the land.~~

Section 7.3.5 **Minor Variance or Permission** is hereby relocated to Section 7.4 **DEVELOPMENT CONTROL**, and renumbered 7.4.18.

### 7.3.6 Lots of Record

Except for lots that are subject to development constraints, such as flooding or unstable slopes, lots of record that are vacant may generally be used for building purposes in accordance with the policies of this Plan and the regulations of local Zoning By-laws provided they front on a year-round publicly maintained road and can be adequately serviced. Lots of record that are subject to development constraints may be developed provided the constraint may be mitigated in accordance with other relevant policies in this Plan.

### 7.3.7 Public Uses

Public utility facilities subject to the requirements of the *Environmental Assessment Act* may be permitted in all land use designations of this Plan and are not subject to the restrictions listed in 7.3.6 and items 1 to 4 below.

Other public utility and municipal services and facilities are permitted in all land use designations as shown on the accompanying Land Use Schedules, provided that:

1. Such use is necessary in the area, that it can be made compatible with its surroundings, and that adequate measures are taken to ensure land use compatibility.
2. Adequate off-street parking and loading facilities are provided.
3. The construction of permanent buildings is discouraged in all areas that have been identified as environmentally sensitive.
4. The general intent of the policies of this Plan is satisfied.

Notwithstanding the power of the Federal and Provincial Governments to undertake public works by authority granted under statutes other than the *Planning Act*, Council shall endeavour to ensure that such development follows the general intent of this Plan and is compatible, as far as practicable, with the type, quality and character of development in the area in which it is proposed. Council encourages the Federal and Provincial Governments to consult with them whenever a use of land or public work is proposed that is not permitted by this Plan, in order that the proposal may be evaluated with regard to its effect on the achievement of the goals and objectives of this Plan, and on the provision of its services and facilities.

Public uses are permitted in provincially significant wetlands only in keeping with Section 5.5.1 of this Plan. Public uses are not permitted in areas of Endangered or Threatened Species habitat. Where public uses are to be located on lands adjacent to natural heritage or resource designations, such public uses shall not result in a negative impact on the natural features or ecological functions for which the area is identified.

## 7.4 DEVELOPMENT CONTROL

### 7.4.1 Plans of Subdivision

A plan of subdivision application will be reviewed on the basis of technical, environmental and planning and design considerations. The following is a list of some of the types of studies that may be required. Though this list summarizes the types of studies commonly required for plans of subdivision in Prescott and Russell, it is not necessarily exhaustive, and other studies may be required in certain situations.

Technical considerations relate to the following requirements:

1. The application must be complete in accordance with the requirements of Section 51 (17) and applicable regulations under the *Planning Act*, R.S.O. 1990.
2. The application must conform to the policies of this Official Plan.

3. Consideration of local zoning and other regulations.
4. Application of local and County development charges or servicing charge-backs, where applicable.

Environmental documentation, which should accompany the submission of application for draft plan approval, relate to the following requirements:

1. Evidence respecting the availability and suitability of water and wastewater services, including, where appropriate, the preparation of a hydrogeological study, terrain analysis and an impact assessment report in accordance with the Ministry of the Environment Guidelines and Regulations.
2. Preparation of a servicing options statement.
3. Preparation of a stormwater drainage plan.
4. Preparation of a grading plan.
5. Preparation of a sediment and erosion control plan.
6. Completion of studies required under the natural resources policies of this Plan, as stated in Part 5.

Planning and Design Considerations include the following:

1. Lot and block configuration.
2. Compatibility with adjacent uses.
3. Road access, street layout and pedestrian amenities.
4. Parks and open space amenities.
5. Easement and right-of-way requirements.
6. Justification of the need for the Subdivision.
7. In considering a draft plan of subdivision, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act, R.S.O. 1990*.
8. Emergency and secondary accesses.

The Approval Authority will, in giving draft approval to plans of subdivision or condominium that have access to full or partial municipal water and/or sewage services, provided that approval will lapse not more than 3 to 5 years from the date draft approval is given, in accordance with Section 51 (32) of the *Planning Act, R.S.O. 1990*, as amended.

#### **7.4.2 Consents**

It is the policy of this Plan that lot creation in excess of three lots, including the retained lot, from the original lot shall take place by Plan of Subdivision. For the purposes of this policy, the original lot is defined as the lot as it existed as of May 22, 1996 - in the Village of Casselman.

Exceptions to the policy limiting the number of lots that can be created by consent may also be granted by the Approval Authority to modify lots and blocks within an approved plan of subdivision, or within the Village limits where the Approval Authority is satisfied that there is no need to proceed through the subdivision process.

Exceptions to the policy limiting the number of lots that can be created by consent may also be granted by the Approval Authority to permit infill lots in existing areas of strip development, provided that it will not create negative effects on traffic flow and safety.

Consents may also be granted to permit a lot enlargement, clarification of title or for any legal or technical reason that does not result in the creation of a new lot. Vertical consents (commonly known as Strata Plans) are not permitted.

The following criteria shall apply when considering consent applications.

1. The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long term provision of services and the applicant shall provide sufficient information to the Consent Authority to this effect. The Approval Authority may require that this information shall be in the form of a hydrogeological study, prepared by a qualified professional, and must demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence, through testing, that the soil conditions can accommodate the effluent load from a septic field along with its replacement area. Such a study shall recommend a minimum lot size, which shall be used in evaluating the proposed consent. Regardless of the recommendation contained in such a study, municipalities may impose a minimum lot size in the implementing Zoning By-law.
2. The consent granting Authority will ensure that there is sufficient capacity in existing water and wastewater services, including capacity to treat hauled sewage from septic systems prior to granting a consent to create a new lot.
3. All lots created shall have frontage on a year-round publicly maintained road with at least one side of the lot that physically abuts the public road.
4. The proposed lot shall be compatible with adjacent land uses and shall not result in a traffic hazard as a result of limited sight lines on curves or grades.
5. All consents shall comply with the Minimum Distance Separation formulae developed by the Ontario Ministry of Agriculture, Food and Rural Affairs.
6. A consent that has the effect of land locking another parcel is not permitted.
7. A consent that contributes to or extends strip development, or that results in scattered development shall generally be refused.
8. Access to interior land will be protected by ensuring that 20 metre wide openings for future road allowances are provided at strategic locations.
9. The consent Approval Authority will ensure that the development of the proposed and retained lots can occur in accordance with the natural heritage policies of this Plan. No development will be permitted on Provincially Significant Wetlands or the significant habitat of Endangered or Threatened Species, in keeping with the relevant policies of this Plan. Development on other natural heritage features and areas addressed in Section 5.5 of this Plan, lands adjacent to such features, or lands adjacent to Provincially Significant Wetlands or the significant habitat of Endangered or Threatened Species can occur only where an Environmental Impact Assessment conducted in keeping with Section 5.6 of this Plan shows there will be no negative effects on the natural heritage feature or area and its ecological function. The Environmental Impact Assessment is to accompany the application submission.

10. Consents will not be granted in areas that may be affected by development constraints, as described in Part 6 of this Plan.
11. The lot being severed and the lot being retained shall conform to the provisions of this Plan and the implementing Zoning By-law.
12. A maximum of one new lot may be created per consent application.
13. In considering a consent, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act*, R.S.O. 1990, with necessary modifications.
14. That the owner of the land enter into one or more agreements with the Village dealing with such matters as the Consent Authority may consider necessary. Such agreement(s) may be registered against the land to which it applies and the Village is entitled to enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners of the land.

#### **7.4.3 Site Plan Control**

Site Plan Control is a form of development control provided to municipalities by *Ontario's Planning Act*. No person shall undertake any development that is subject to Site Plan Control unless the Village has reviewed and approved certain plans. Once the plans are approved, a site plan agreement is generally executed. This agreement contractually binds the developer to develop and maintain a site in accordance with the approved plans and the terms of the agreement.

#### **7.4.4 General Intent**

It is Council's intent to amend Site Plan By-law 89-332 by developing a detailed guideline for the Site Plan Submission and Approval process.

It is the intent of this Plan that Council will use Site Plan Control to enhance the quality of new development or redevelopment in conjunction with other applicable controls, such as zoning and the Ontario Building Code.

The objective is to provide for the use of Site Plan Control to ensure functional and aesthetically pleasing, safe development and redevelopment throughout the Village.

In order to achieve the goal, Council may adopt a Site Plan Control By-law that provides for the following:

1. The submission of site plans for review.
2. The application of appropriate engineering and site development standards.
3. Reducing or eliminating land use incompatibility between new and existing development.
4. Ensuring that approved developments are built and maintained as set out in the site plan agreement.
5. Ensuring that the development occurs in accordance with the Environmental Impact Assessment study recommendations.

The entire geographical area of the Village of Casselman shall be considered a Site Plan Control Area pursuant to the provisions of Section 41(2) of the *Planning Act*, R.S.O. 1990.

Site Plan Control may be applied to the following land uses:

1. All uses permitted within any commercial, industrial or institutional zone.
2. A residential dwelling consisting of three (3) or more dwelling units.
3. All development subject to the policies of Section 5.
4. A group home.
5. A bed and breakfast establishment.
6. Heritage properties designated under the *Ontario Heritage Act*.

The following uses are exempt from Site Plan Control:

1. One and two-unit dwellings and buildings, structures accessory thereto and additions or alterations thereto that are within zones that permit residential uses, unless such dwellings are located in areas subject to Section 5 or Section 6.
2. Garden Suites.
3. Buildings and structures required for agricultural operations.

In imposing Site Plan Control, Council will seek to regulate the general site design of the property and, when appropriate, the conceptual design of all buildings and structures on the property. The site Plan Control By-law shall stipulate when and what type of drawings are required. Floor plan, elevation and cross-section drawings of each proposed building may be required. In accordance with the provisions of Section 41(7) of the *Planning Act, R.S.O. 1990*, the Municipality may require the owner of land to provide, to the satisfaction of and at no expense to the Municipality, any or all of the following:

1. Widening of highways that abut the land.
2. Access to and from the land.
3. Off-street vehicular loading and parking facilities.
4. Pedestrian access.
5. Lighting facilities.
6. Landscaping and other facilities for the protection of adjoining lands.
7. Facilities and enclosures for the storage of garbage and other waste material.
8. Required municipal easements.
9. Grading of lands and disposal of stormwater.
10. Emergency and secondary accesses.

Site Plan Control may be used to require the dedication of land for road widenings and trails (open space linkages), as indicated on Schedule A. Land for road widenings will be taken equally from either side and will not exceed a width of 5 metres from either adjacent property. Additional lands for widening to provide corner triangles at all road intersections may also be required.

In the review of site plan applications, the Municipality may circulate to public bodies and/or qualified professionals for their comments prior to the approval of any site plan or site plan agreement.

Council shall have regard for the enabling Authority of Section 41 of the *Planning Act* with respect to the matters that may be addressed under Site Plan Control, the entering into one or more agreements for the provision of any or all of the facilities, works or matters as provided for by the Act and the maintenance thereof and for the registration of such agreements against title to the land. Council will also have regard to the requirements of the United Counties of Prescott and Russell Public Works Department and the Ministry of Transportation with respect to road widenings, safe access, and the provision of storm drainage facilities.

#### **7.4.5 Development Criteria**

Council shall consider the following development criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, when considering amendments to local Zoning By-laws and in considering, where applicable, the requirements for Site Plan Control under Section 41 of the *Planning Act*:

1. The provision of safe access onto or from a local or county road or provincial highway.
2. Adequate access to, and provision of, off-street parking.
3. Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons.
4. Access and manoeuvring of emergency vehicles in providing protection to public and private properties.
5. The availability of municipal services and the cost of upgrading such services, including water, sewage treatment facilities, fire and police protection, street lighting, roads and winter maintenance, waste disposal, community facilities and recreation.
6. Adequate grade drainage or stormwater management and erosion control.
7. The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage. A buffer may be open space, a berm, a wall, a fence, plantings, a land use different from the conflicting uses but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.
8. The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance separation between new development and natural heritage sites, natural hazards and resource areas, and development constraints, such as noise and vibration.
9. Adequate exterior lighting for access and parking areas for public or private use, such as in commercial, industrial, institutional and multiple residential development.
10. The control of signs and advertising such that they are in scale with the intended use and with surrounding uses.
11. Protection of the environment by avoiding air, soil or water pollution.
12. The adequacy of school board facilities to accommodate new development or redevelopment, and the provision or availability of school busing.
13. Protection or enhancement of natural resource values.

14. Conserving cultural heritage resources.
15. The physical suitability of the land for the proposed use.

#### **7.4.6 Safety and Security Criteria**

When reviewing development applications, ensure that safety and security measures are considered through such means as:

1. sufficient lighting in spaces intended for public use after dark to support the kind of activities envisioned for that space;
2. signs and an overall pattern of development that supports users' sense of orientation and direction;
3. preservation of clear lines of sight for persons passing through the space;
4. attention to the proposed mix of uses and their proximity to each other to ensure they are complementary; and
5. routing and design of bicycle and pedestrian routes so that they are accessible to populated areas.

#### **7.4.7 Cash-in-lieu**

Cash-in-lieu of parkland may be used to acquire or develop public parks or public recreational uses. Cash-in-lieu may be required for residential severances or residential subdivisions at the rate of up to 5% or for commercial or industrial severances at the rate of up to 2% of the value of land as set out in Section 42 or 51 of the *Planning Act*.

Cash-in-lieu of Parking: Council may enter into an agreement to exempt an owner or occupant from the need to provide and maintain parking facilities as required under the Zoning By-law. Such agreement shall provide for the making of one or more payments of money to the Municipality as consideration for the granting of the exemption, and shall set forth the basis upon which such payment is calculated.

#### **7.4.8 Holding Provisions**

The use of Holding provisions in accordance with Section 36 of the *Planning Act* R.S.O. 1990 is permitted. Council may adopt holding provisions and, when doing so, shall clearly state the conditions that must be met prior to the removal of the 'H' designation by Council. The use of Holding provisions shall conform to the policies of this Official Plan.

The following have been established as objectives for using holding provisions in a Zoning By-law:

1. To assist in the phasing of development and/or redevelopment.
2. To co-ordinate development and/or redevelopment with the provision of water, sanitary sewage, storm sewer and other services.
3. To control development and/or redevelopment that may necessitate special design considerations.
4. To forestall development and/or redevelopment until such time that stated planning related criteria can be satisfied.

To aid in the selection of sites or areas that may be subject to holding provisions, the following locational criteria are identified:

1. lands in a built-up area that are undeveloped;
2. lands that are unserviced;
3. lands that do not have adequate access or frontage onto a public roadway;
4. lands that are adjacent to hazardous, noxious, temporary or otherwise undesirable uses or activities; and
5. lands that are near or fronting onto public roads that are subject to hazardous conditions or are inadequate to handle current traffic volumes.

Removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990 and related regulations.

Removal of the holding provisions shall occur only after Council is satisfied that all prescribed conditions or criteria have been satisfied.

It is intended that holding provisions shall be implemented by the implementing Zoning By-law. Land or lands shall be zoned for its/their intended use and the holding symbol (H) shall be added as a suffix, separated from the principal zone by a hyphen. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law.

#### **7.4.9 Temporary Use By-laws**

A Temporary Use By-law is a By-law passed by Council for the purpose of allowing a use that is otherwise prohibited by the Zoning By-law. A Temporary Use By-law must define the land or lands to which it applies, and it shall prescribe the period of time during which it is in effect, which period of time shall not exceed three years from the day of passing of the By-law, except in the case of a "Garden Suite," where a Temporary Use By-law cannot exceed a period of ten years. Council may extend the period of time during which a temporary use is permitted by passing further By-laws, each of which shall not be in effect for more than three years.

The following criteria shall apply where a Temporary Use By-law, pursuant to the authority of Section 39 of the *Planning Act*, R.S.O. 1990, is used by Council in the implementation of the Official Plan:

1. Temporary Use By-laws may be passed to permit uses that do not conform with the Official Plan, provided that the temporary use will not affect the ability of the land in question to be used for the purposes intended in the Official Plan.
2. Temporary Use By-laws "shall be consistent with" the Provincial Policy Statement.
3. The proposed use shall be compatible or can be made compatible with the surrounding land uses.
4. Required services shall be adequate for the proposed use.
5. Access and parking shall be appropriate for the proposed use.

6. The proposed use is of a temporary nature and will not require any major construction or extensive capital investment on the part of the owner or that the owner will not experience undue hardship in reverting the original use upon termination of the temporary provisions.

#### **7.4.10 Increase in Height and Density By-law**

Despite any policies in this Plan to the contrary, Council may pass a Zoning By-law, the effect of which is to permit bonus increases in the maximum permitted height and/or density specified in the implementing Zoning By-law in accordance with the following policies.

It is Council's intent to permit increased height and density as a means of achieving certain objectives, including:

1. the preservation of historic or architecturally significant buildings;
2. the provision of parkland in excess of the two (2%) or five (5%) percent parkland dedication required under the *Planning Act*, and school sites to meet the needs of residents;
3. the provision of developed community facilities, such as parkland, community centres and recreational facilities to meet the needs of residents;
4. the provision of indoor parking facilities in condominium, co-operative and rental multiple unit residential complexes; and
5. the redevelopment and/or conversion of existing incompatible industrial and commercial buildings to residential uses throughout the Residential Policy Area areas of the Village, and the redevelopment and/or conversion of existing residential buildings to mixed use development within the Community Core Policy Area.

#### **7.4.11 Interim Control By-laws**

Interim Control By-laws may be passed by Council in accordance with the provisions of Section 38 of the *Planning Act* for the purpose of controlling the use of land, buildings and structures within specifically identified areas for a specific period of time (i.e., not exceeding one year in length, with provision for extending the time period for a total time period of not more than two years).

Prior to passing an Interim Control By-law, it is first necessary for a Council to pass a resolution directing that a review or study be undertaken in respect to land use planning policies in the Municipality or in any area or areas thereof. It is intended that any Interim Control By-law be passed in order to adequately control development in a designated area while the review or study is being completed. Where an Interim Control By-law ceases to be in effect, Council may not, for a period of three years, pass a further Interim Control By-law that applies to any lands to which the original Interim Control By-law applied.

#### **7.4.12 Community Improvement**

The intent of the Community Improvement policy is to achieve and maintain a standard of municipal services for the Village that provides for the safety and convenience of residents and

visitors, and is within the financial capacity of the Municipality. The policy objectives are as follows:

1. to upgrade and maintain all essential municipal services and community facilities;
2. to ensure that community improvement projects are carried out within the built-up area;
3. to ensure maintenance of the existing building stock;
4. to preserve heritage buildings;
5. to encourage private sector investment and the strengthening of the economic base; and
6. to enhance the visual appearance of Community Improvement Areas.

A part or the whole of a built-up area may be designated as a Community Improvement Project Area in the Official Plan or by amendment to this Plan, based on the following criteria:

1. That there is evidence of a need to improve municipal services, such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas, or street scraping. Improvements may apply to some or all of the above services.
2. That the phasing of improvements corresponds to the timing of improvements by the County and/or senior Governments and is within the financial capability of the Municipality.
3. That a significant number of buildings in an area show signs of deterioration and need of repair.
4. That improvement to the visual appearance or aesthetics be required.
5. That improvement will have a significant impact on strengthening the economic base of the community.

The Community Improvement Policy Area coincides with the limits of the Community Core Policy Area designation as shown on Schedule "A".

#### **7.4.13 Maintenance and Occupancy Standards**

It is the policy of Council to maintain the physical condition of the existing building stock by encouraging adopting and enforcing a Municipal Property Standards By-law as enacted under Section 15.1 of the *Building Code Act*, R.S.O. 1990, as amended.

Council may further support property maintenance and safe occupancy by:

1. utilizing available government programs, where applicable, to provide financial and administrative support to individuals seeking to improve their properties;
2. maintaining municipally-owned buildings, properties and community facilities, and providing or maintaining municipal services in good repair;
3. using or encouraging the use of associated legislation, such as the Ontario Fire Code for the retrofit of buildings and Part 11 of the Ontario Building Code, also respecting the retrofit of buildings;
4. by adopting a Property Maintenance and Occupancy Standards By-law under the provisions of Section 15.1 of the *Building Code Act*, R.S.O. 1992, as amended; and

5. appointing a Property Standards Officer to enforce the By-law, and by the appointment of a Property Standards Committee under the provisions of Section 15.6 of the *Building Code Act*, R.S.O. 1992, as amended.

Complementary to the enforcement of standards on private properties, Council will undertake to keep all municipally-owned properties in a fit and well-maintained condition, and to provide or maintain in good repair, municipal services such as roads and sidewalks.

#### **7.4.14 Building Permits**

In accordance with the provisions of Section 8 of the *Ontario Building Code Act*, R.S.O. 1992, as amended, it is a policy of this Plan that building permits will not be issued where the proposed construction does not conform to the provisions of the Municipality's implementing Zoning By-law.

#### **7.4.15 Zoning By-law**

It is a policy of this Plan that the municipal Zoning By-law shall conform to the policies of this Official Plan. No later than three years following adoption of this Plan and its subsequent approval by the Ministry of Municipal Affairs and Housing, the Zoning By-law shall be brought into conformity with the policies of this Plan. This may be accomplished through the Zoning By-law Amendment process or through a comprehensive update of the Municipality's existing Zoning By-law.

#### **7.4.16 Zoning with Conditions**

The proposed regulation would set out prescribed conditions that the Municipality may impose in a Zoning By-law. Proposed prescribed conditions include measures that:

1. are identified in studies completed prior to enactment of the Zoning By-law;
2. relate to the adequate provision of permitted hard services;
3. provide for energy conservation and alternative energy provisions;
4. mitigate development impacts affecting public health and safety;
5. secure land dedication for road widening;
6. ensure the orderly development of lands, buildings and structures;
7. relate to performance criteria being met prior to building permit issuance and/or any ongoing monitoring or maintenance requirements tied to a registered agreement;
8. promote the maintenance, restoration or improvement of the diversity and connectivity of natural features and long-term ecological function and biodiversity of natural heritage systems;
9. protect and enhance heritage, archaeological and cultural resources that maintain landscapes, buildings or structures;
10. relate to open space;

11. relate to the provision of transportation and public transit infrastructure;
12. relate to the provision of parking; and
13. provide assessment and remediation of contaminated land.

#### **7.4.17 Development Permit System (“DPS”)**

Policies to be added by a future Official Plan amendment.

#### **7.4.18 Minor Variance or Permission**

Section 45 of the *Planning Act* authorizes a Committee of Adjustment to grant variances and permission for enlargements or extensions or changes in the use of lands, buildings or structures to a similar or more compatible use. A Committee may approve applications provided that (1) general intent and purpose of the Official Plan are maintained, (2) the general intent and purpose of the Zoning By-law are maintained, (3) the variance is minor; and (4) the proposed use of land, building or structure is desirable for appropriate development.

The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of an application for minor variance. Conditions imposed by the Committee of Adjustment may include a requirement that the owner of the land enter into one or more agreements with the City dealing with some or all of the terms and conditions if the requirement is set out in the decision. Such agreement(s) may be registered against the land to which it applies and the City is entitled to enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners of the land.

As approved by the United Counties of Prescott and Russell, May 14<sup>th</sup>, 2008.

## **7.5 ECONOMIC DEVELOPMENT**

### **7.5.1 Introduction**

Council recognizes that the economic base is dependent upon a mix of commercial, industrial and mixed use. Council’s intent is to establish a framework in which to encourage new economic growth and new employment generation while sustaining existing economic strengths.

### **7.5.2 Goal Statement for Economic Development**

To sustain the strengths of the existing economic base and to broaden the Village’s employment base in order to encourage economic development activities that will further strengthen and diversify the economic base of the community.

### **7.5.3 Objectives for Economic Development**

The economic objectives are:

1. to sustain and to build on the existing strength of the commercial, industrial, agricultural and tourism sectors of the regional economy;
2. to undertake initiatives to stimulate new employment generation; and

3. to work cooperatively with senior governments, local municipalities and community groups in promoting and undertaking economic development activities.

#### **7.5.4 General Economic Development and Promotion Policies**

In addition to specific land use policies elsewhere in this Plan, Council will undertake several measures to sustain, strengthen and diversify the economic base, including:

1. Facilitating the planning of water, wastewater and waste management services in order to ensure an adequate supply of potable water and sewage treatment capacity for both residential and non-residential uses.
2. Providing a policy framework that facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for commercial, industrial and other employment generating activities.
3. Expediting planning and other approvals necessary to permit the development of lands or construction of new buildings associated with economic development.
4. Supporting community improvement programs.
5. Supporting regional based projects designed to support sectoral development.
6. Encouraging and facilitating employment in the construction industry through encouraging the rehabilitation of heritage buildings, encouraging the retrofit of the existing building stock, and by encouraging the recycling of funds in the Financial Help for Home Repairs program provided by the Canada Mortgage and Housing Corporation, or any subsequent, similar program.
7. Supporting the introduction of a program of community promotion through better signage on Counties' roads.
8. Allocating funds for the development of promotional literature and multi-media promotional materials.
9. Initiating a Business Needs Study.
10. Encouraging an "Open for Business" philosophy towards economic opportunities in the design of municipal by-laws regulating and licensing businesses.
11. Encouraging the development of home based businesses.
12. Supporting the implementation of the Five County Trails Map on a phased basis.
13. Promoting the development of existing business parks.
14. Taking advantage of the *Community Economic Development Act* as a means to stimulating and facilitating community based economic development.
15. Working with businesses to establish a Business Improvement Area within the Village.
16. Encouraging and promoting job creation and increase municipal accountability by providing for the recovery of development costs related to new growth by enacting development charge by-laws under the *Development Charges Act, 1997*.

#### **7.5.5 Home Based Business**

Home based businesses are permitted in all areas where residential uses are permitted, subject to the provisions of the implementing Zoning By-law and other by-laws established by Council,

as well as the principles set out herein. Permitted uses shall include, but are not limited to professional, administrative and consulting services, office uses, computer technology uses, instructional services, distribution sales offices, and arts and crafts. Home based businesses shall be:

1. clearly accessory, secondary, incidental and subordinate to the permitted residential use;
2. compatible with surrounding residential and/or non-residential uses; and
3. regulated by Council through provisions contained within Zoning By-laws.

Home based businesses of an industrial nature, such as a carpentry shop, tinsmith shop, welding shop etc., may be permitted as an accessory use to a principal residence. Council may, however, restrict these types of home based businesses to specific non-residential zones.

### **7.5.6 Brownfield Redevelopment**

Brownfield sites are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. Casselman shall identify and promote opportunities for intensification and redevelopment of brownfield industrial sites. Private sector investment in the reuse and/or redevelopment of underutilized and/or abandoned brownfield industrial lands will be encouraged.

### **7.5.7 Protection of Employment Lands**

Council will support the protection of existing employment lands throughout the Village, including lands that are designated to permit for manufacturing, warehousing, offices, and their associated retail and ancillary facilities. Proposals to permit the conversion of lands within employment areas to non-employment uses may only be permitted through *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion.

A *comprehensive review* means an Official Plan review that is initiated by a planning authority, or an Official Plan amendment that is initiated or adopted by a planning authority, that:

1. is based on a review of population and growth projections, considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;
3. is integrated with planning for infrastructure and public service facilities; and
4. considers cross-jurisdictional issues.

## **7.6 SOCIAL AND CULTURAL POLICIES**

### **7.6.1 Affordable Housing Determination**

In Casselman, affordable ownership housing is housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. According to the MMAH, Market Housing Branch, and based on Canadian Real Estate Board MLS data for 2005, the average resale house price for 2006 in the UCPR was \$248,000 and 10% below average resale price was \$223,200. Affordable would be considered homes below \$223,200.

In Casselman, affordable rental housing is housing for which the rent is at or below the average market rent of a unit in the regional market area. According to a Rental Market Survey, 2006, Canada Mortgage and Housing Corporation, the average market rent for apartments in the UCPR was \$605. In the case of rental housing, apartments below \$605 are considered to be 'affordable'.

### **7.6.2 Policies**

Council will provide for affordable housing to meet projected demographic and market requirements of current and future residents by:

1. Monitoring the need for social assisted housing for households and seniors through periodic surveys in co-operation with area municipalities. Council will work with the Ministry of Municipal Affairs and Housing and the Social Services Department of the United Counties of Prescott and Russell to meet identified needs.
2. Reviewing the need for an affordable housing strategy to identify specific targets, objectives, opportunities and municipal incentives for affordable, rental, and special needs housing. The affordable housing strategy will be initiated at the discretion of Council and in consultation with the United Counties of Prescott and Russell.
3. Providing a wide range of housing choices that provides variety and mix of housing type, density, lot size, character, tenure and affordability - (special needs, singles, young families, and an aging population).
4. Encouraging the provision of affordable housing and rental accommodation in Casselman.
5. Promoting secondary units as a way to encourage housing affordability for owners and renters.
6. Supporting, where appropriate, the concept of garden suites on residential property in order to provide housing affordability for homeowners and renters, and rental accommodation in the community.
7. Recognizing that mixed socio-economic housing contributes positively to overall community health, and to facilitate the provision of special needs housing within the community (including social housing, community care facilities, other supportive housing) for people with physical, mental, and/or lifestyle challenges.

- 
8. Supporting the development of social service programs that meet the needs of a diverse population.
  9. Encouraging infill and housing intensification, particularly in the Community Core area. This may be achieved through the conversion of single detached dwellings to multiple units, through redevelopment at higher densities, through land severances on large underutilized lots that create opportunities for development on the severed lot (subject to the relevant policies elsewhere in this Plan), and through infill on vacant lands. Section 7.4.5 will apply when considering housing intensification and infill.
  10. Ensuring a minimum 10-year supply of residential land at all times.
  11. Working with the development industry to ensure that a three-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all times.
  12. Monitoring population projections and the residential development targets discussed in Part 2 of this Plan.
  13. Making provision for alternative housing types, such as garden suites and accessory dwelling units.
  14. Within the Community Core Policy Area and Residential Policy Area, encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
  15. Encouraging partnerships with government and non-government agencies to support the creation of affordable rental and special needs housing in the community.
  16. Recognizing that secondary units and other detached dwelling units in residential neighbourhoods can provide affordable and/or rental housing in the community. Casselman is committed to ensuring that by-laws and regulations are current and responsive to community issues and needs.
  17. Consider density bonusing as a means of encouraging the provision of affordable rental and special needs housing and amenities.
  18. Supporting the provision of rental accommodation and encouraging the construction of rental units that vary in size and number of bedrooms. Casselman may also limit the demolition or conversion of existing rental units, unless vacancy rates are within a healthy range, as defined by the Canada Mortgage and Housing Corporation.
  19. Supporting the provision of affordable, rental and special needs housing throughout the community. Where appropriate, the provision of affordable rental and special needs housing will be a component of development plans (intensification, subdivision, etc.).
  20. Encouraging housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.

21. Ensuring that 25% of all new residential development consists of affordable housing, as defined in the Provincial Policy Statement (2005).

### **7.6.3 Group Homes**

A group home is defined as a single housekeeping unit in a residential dwelling, which is registered with the local municipality, in which 3 to 10 residents (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and is in compliance with Municipal By-laws.

A group home shall be permitted in all land use designations that permit residential uses.

A group home shall be permitted in a single detached dwelling or a semi-detached or duplex dwelling provided that both units are occupied by one group home operation and that the total number of residents does not exceed ten (10).

A group home shall be subject to site plan control in accordance with Section 7.4.3 Site Plan Control of this Plan. The general objective of Council is to ensure that the site design is in keeping with the character of the surrounding area and that sufficient space is available to accommodate the needs of the residents. Parking, outside storage, vehicle access, pedestrian access and buffering shall be of primary concern when considering the site plan.

An accessory dwelling unit or a garden suite shall not be permitted on the same lot as a licensed group home.

### **7.6.4 Heritage Conservation**

Council shall maintain a cultural heritage resource database and/or heritage management plans for land use planning, resulting in inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and archaeological potential areas located within the Village. The heritage resources policies of this Plan shall apply when:

1. conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
2. conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
3. respecting the heritage resources identified, recognized or designated by federal and provincial agencies; and
4. respecting the heritage designations and other heritage conservation efforts by local municipalities.

Council may permit development and site alteration on adjacent lands located to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. A heritage impact assessment may be required if there are any adverse impacts to any significant cultural heritage resources resulting from development proposals. Mitigative measures and/or alternative development approaches may be required for the conservation of

heritage attributes of a protected heritage property. Council shall ensure Official Plan policies are consistent with the heritage policies developed in the County Official Plan. The *Ontario Heritage Act* may be utilized to conserve, protect and enhance any significant cultural heritage resources located within the County.

Council has identified the structural remains of the Coupal Dam and Power Generating Station as a cultural heritage resource. The site is identified with a symbol on Schedule B of the Official Plan.

### **7.6.5 Municipal Heritage Committee**

Council shall obtain updated archaeological site mapping from the Ministry of Culture under the provisions of a municipal-provincial data sharing agreement, and update this database as new archaeological sites are identified from land development and on the Provincial archaeological sites database. Council may undertake the preparation of an Archaeological or Cultural Heritage Master Plan with the assistance of the Ministry of Culture.

Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record within the County and Village. Such criteria include features such as proximity to water such as current or ancient shorelines, rolling topography, unusual landforms, and any locally known significant heritage areas, such as portage routes or other places of past human settlement.

Council may consider archaeological preservation on site, to ensure that the integrity of the resource is maintained. The heritage integrity of archaeological resources can be preserved by adopting Archaeological Zoning By-laws under Section 34 of the *Planning Act*, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

Council shall consult appropriate government agencies, including the Ministry of Culture and the Ministry of Consumer and Business Services (MCBS), when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Heritage Act* and the *Cemeteries Act* shall apply.

## **7.7 ADMINISTRATION OF THE OFFICIAL PLAN**

### **7.7.1 Amendments to this Official Plan**

Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan. In general, amendments will only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision. Proposed amendments to this Plan shall be accompanied by sufficient information to allow Council to fully understand and consider the following:

1. the impact of the proposed change on the achievement of the stated goals, objectives and policies expressed in this Plan;
2. the need for the proposed change; and
3. the effect of the proposed change on the need for public services and facilities.

In addition, when considering amendments that affect the use of a specific site or sites, Council shall consider:

1. whether there is a need to add the site or sites to the lands already designated for the proposed use; and
2. the physical suitability of the land for the proposed use.

### **7.7.2 Consultation**

Council shall undertake a community consultation program for all amendments to and reviews of the Plan. The consultation process shall include timely provision of adequate information, as well as opportunities for members of the public to discuss this information with the Village's staff and to present views to Council.

When updating its Official Plan under the provisions of Section 26 of the *Planning Act*, Council shall hold a separate meeting, open to the public, and revise the plan, as required, in accordance with the requirements of the *Planning Act*. The revisions shall ensure that the Official Plan conforms to provincial plans, has regard to matters of provincial interest, and is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*.

### **7.7.3 Update and Monitoring of the Official Plan**

Council shall update its Official Plan not less frequently than every five years after the Plan comes into effect as an Official Plan. Council shall revise this Plan, or parts thereof, to ensure that:

1. the Plan's goals and objectives remain valid and realistic in light of prevailing circumstances;
2. the Plan's policies are adequate for the achievement of its goals and objectives;
3. the Plan has regard to the matters of provincial interest;
4. the Plan is consistent with policy statements; and
5. to confirm or amend policies dealing with the removal of employment lands.

In order to facilitate the update and review of this Plan, Council will monitor the achievement of its objectives and the effectiveness of its policies.

### **7.7.4 Land Use Designation Boundaries**

The boundaries of the land use designations established by this Plan and as shown on Schedule A (Land Use Designation) are intended to be approximate and shall be considered as absolute only where they coincide with roads, railway lines, rivers, lot lines shown in an implementing Zoning By-law, or other clearly defined physical feature.

Where land use designation boundaries are considered as approximate, amendments to this Plan will not be required in order to make minor adjustments to the boundaries, provided that the general intent and purpose of the Plan are maintained. Such minor adjustments shall be determined by Council and will not need to be incorporated into the Land Use Schedules.

Where the land use boundaries are considered as absolute, the location of the boundaries is not open to interpretation and an amendment to this Plan will be required in order to deviate from or change these boundaries.

#### **7.7.5 References to Statutes**

Where any Act or portion of any Act is referred to in this Plan, such references shall be interpreted as referring to the stated Act or portion of the Act and any subsequent changes to or renumbering of these sections of such Act.

#### **7.7.6 References to Ministries and Review Agencies**

Throughout this Official Plan, references are made to various Provincial Ministries and Agencies in regard to the review of and/or input on various types of planning issues and development proposals. While such references are considered to be current at the date of adoption of this Official Plan, it is acknowledged that changes may occur as a result of ongoing changes in the planning and application review processes in the Province of Ontario. No amendment to this Plan is required in order to acknowledge such changes; however, it is Council's intent to update such Ministry and Agency references at the time that general reviews and updates to the Official Plan are undertaken.

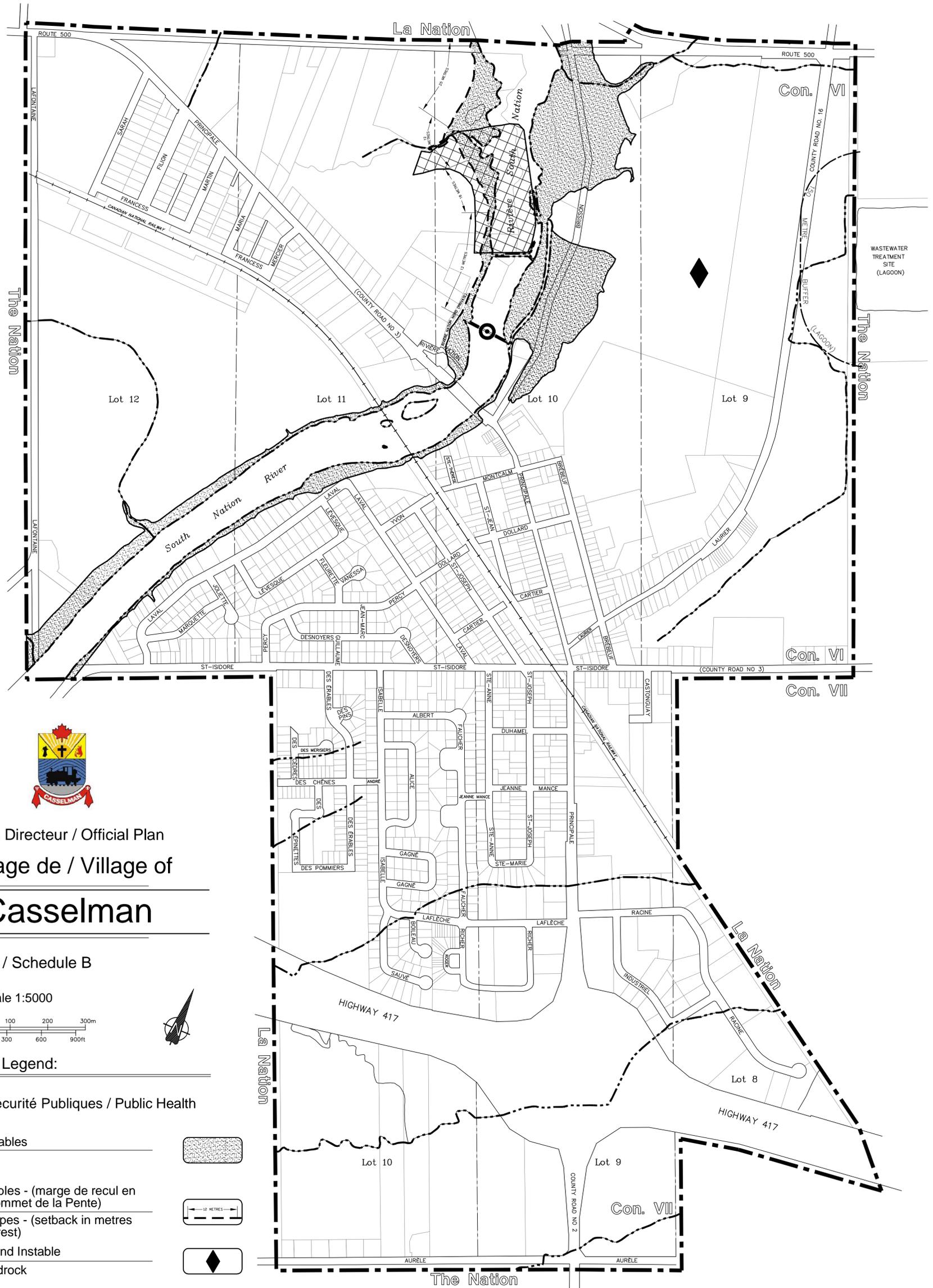
#### **7.7.7 Interpretation of Figures, Quantities and Uses**

It is intended that all figures and quantities herein shall be considered as approximate unless stated otherwise. Amendments to the Official Plan will not be required where Council is satisfied that the variance from the figure or quantity is minor and that the intent of the policy in question is met.

Where examples of permitted uses are provided for in the land use polices of the Plan, it is intended that these be recognized as representative examples as opposed to a definitive and/or restrictive list of uses. The implementing Zoning By-law shall ensure that all permitted uses are consistent with the intent of this Official Plan.

# **SCHEDULES**

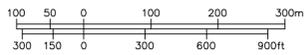




Plan Directeur / Official Plan  
 Village de / Village of  
**Casselman**

Cédule B / Schedule B

Échelle / Scale 1:5000



Légende / Legend:

Santé et Sécurité Publiques / Public Health and Safety

Zones Inondables  
 Floodplains



Pentes Instables - (marge de recul en mètres du sommet de la Pente)  
 Unstable Slopes - (setback in metres from slope crest)



Roche de Fond Instable  
 Unstable Bedrock

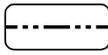


Secteur des Politiques du Patrimoine Naturel /  
 Natural Heritage Policy Area

Zones d'Intérêt Naturel et Scientifique  
 Areas of Natural and Scientific Interest



Habitat du Poisson  
 Fish Habitat



Patrimoine Culturel et Archéologique /  
 Cultural Heritage and Archaeology

Ressource du Patrimoine Culturel  
 Cultural Heritage Resource



Carte de Base / Base Map

Ligne de Démarcation Municipale  
 Municipal Boundary

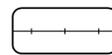


Cadastre



Legal Fabric

Chemin de Fer



Railway Centreline

Ligne de Lot



Lot Line

Notes:

1. La présente cédule fait partie du Plan Officiel du Village de Casselman et doit être consultée en se rapportant au texte du Plan Officiel.
2. In order to determine land uses, reference must also be made to Schedule B.
3. Afin de déterminer les activités et les aménagements autorisés, il faut également consulter la Cédule B.
3. By-Law 2008-239, adopted by council of the Corporation of the Village of Casselman, May 13, 2008.
3. Règlement 2008-239, adopté par le Conseil du Village de Casselman, le 13 mai, 2008.
4. Approved by the United Counties of Prescott & Russell May 14, 2008.
4. Approuvé par les Comtés Unis de Prescott et Russell, le 14 mai, 2008.

JLR No.: 22474  
 Date Prepared: December 2007  
 Print Date: Jun 13, 2008





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