

Town of Moosonee

*Official Plan*



September 28, 2006

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## **1.0 INTRODUCTION**

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### **1.1 TITLE AND COMPONENTS**

This Plan when approved by the Minister of Municipal Affairs and Housing shall be known as "The Official Plan of the Town of Moosonee".

The text of this Plan and Schedule A, Land Use, Schedule B, Transportation, Schedule C, Development Constraints shall constitute the Official Plan of the Town of Moosonee.

Schedule A-1 is a part of Schedule A, showing detail within the Moosonee Settlement Area.

### **1.2 PROVINCIAL POLICIES**

This Official Plan was prepared based on the policy direction of the Provincial Policy Statement, in the interest of protecting and addressing matters of Provincial interest. The policies of this Plan recognize the application of the Provincial policies in this Plan and future Official Plan Amendments.

### **1.3 PURPOSE**

1.3.1 This Plan is intended to provide guidance to Council, municipal staff and the public when making decisions about future land use and economic development in the Town of Moosonee.

1.3.2 This Plan establishes general land use designations that are intended to establish a pattern of development in the Town for the next 20 years.

1.3.3 This Plan establishes policies that will be considered throughout the development approval process and when considering public works and other municipal services.

1.3.4 This Plan also includes a Community Improvement Strategy to guide improvements to infrastructure, building stock, property and public facilities and provide a basis for private and public sector partnerships and incentives.

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## **2.0 BASIS**

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This Section of the Plan identifies the primary factors that have been considered in the preparation of this Plan. Should any of these factors change significantly, the Plan should be reviewed to determine whether major policy or land use designation changes are warranted.

- 2.1** This Plan is the first Official Plan for the Town of Moosonee. The former Townsite of Moosonee became the new Town of Moosonee, incorporated in January 2001. The Planning Area is comprised of the geographic Townships of Caron, Moose and Hordon, the former Town of Moosonee including the former military base.
- 2.2** Much of the Town is Crown land. Development of Crown land is regulated by the Ministry of Natural Resources. There is sufficient patented land in the Moosonee Townsite to accommodate the growth projections for the Town.
- 2.3** Population for the Town was about 3,200 in 2005. Actual population figures for the Town are difficult to determine because a significant portion of the population is transient in nature. Recent mining developments in the area will result in a significant influx of temporary and permanent residents. This Plan designates sufficient lands to provide for a permanent population increase of 1,200 persons over for the next 20 years and make the most efficient use of existing municipal services.
- 2.4** There are adequate sewer and water services and landfill capacity presently available to service the projected growth of the Town.
- 2.5** Consultation between the Town and the First Nations peoples is important for the orderly development of the Town and to ensure that it meet the needs of all of the residents of the Town and the surrounding areas.
- 2.6** Airport and rail access are important transportation systems and provide tourism and economic benefits to the Town. It is important to provide for the ongoing development of these transportation facilities and ensure that the related uses can continue to grow.
- 2.7** Seasonal tourism is a vital economic force in the Town. Continued development of the tourist base to provide a variety of lodging, eating and recreational activities is important to the economic well being of the Town and its residents. It is recognized that tourism and the natural and cultural heritage of the Town are directly related. This Plan seeks a balance between economic development and heritage preservation.

**2.8**

Moose River is prone to flooding. In addition, the unique physiography of Moosonee results in tides, slumping, an interface between salt and fresh water and significant erosion. This Plan seeks to minimize hazards by providing special policies with respect to flood plains, setbacks and tides and regulating land uses that will be compatible and not cause water quality and environmental concerns.

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## **3.0 OBJECTIVES**

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This section of the Plan establishes the fundamental policies that will guide future development in the Town of Moosonee. The policies and land use designations contained in the Plan are based on achieving these objectives. In the event that clarification of the intent of the policies in this Plan is required, these Objectives should be considered.

The Objectives of this Plan are as follows:

- i) To promote efficient development and land use patterns which sustain the financial well being of the Town.
- ii) To accommodate a range and mix of residential, employment, recreational and open space uses to meet long-term needs.
- iii) To avoid development and land use patterns which may cause environmental or public health and safety concerns.
- iv) To avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas, which are adjacent or close to settlement areas.
- v) To promote cost effective development standards to minimize land consumption and servicing costs.
- vi) To improve accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.
- vii) To ensure that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.
- viii) To direct new residential development to the fully serviced Townsite of Moosonee;
- ix) To encourage the development of facilities and services that supports the residents of the surrounding area and the aboriginal communities outside of the Town;
- x) To encourage ongoing development of the airport and rail transportation systems;
- xi) To protect important natural resources such as the tidal estuary, flora, fauna, wildlife habitat areas, fish habitat, and aggregates;

- xii) To provide a range of housing opportunities and emergency shelters that will meet the physical and financial needs of the population and be able to respond to the mobility of the population and emergency situations;
- xiii) To avoid land use conflicts and premature development that may limit appropriate and desirable development in the future;
- xiv) To improve the appearance of private and public lands and encourage the redevelopment and revitalization of lands in a manner that will enhance the economic climate in the community;
- xv) To optimize the long-term availability and use of land, resources, infrastructure and public service facilities;
- xvi) To maintain and where possible enhance the vitality and viability of downtowns and main streets;
- xvii) To provide opportunities for sustainable tourism development; and,
- xviii) To maintain the Crown lands within the Town in a natural state.

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## **4.0 GENERAL LAND USE POLICIES**

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These policies apply to all development in the Town. When considering proposals for development requiring approval from the Town or other approval authorities, including all land division applications, the following policies should be considered.

### **4.1 AGGREGATE AND MINERAL RESOURCES**

Areas having aggregate or mineral resource potential shall be protected for their future use. Development of these areas for purposes other than resource extraction should not occur except where it can be shown that the proposed development has a greater public interest than the extraction of the resource and will not adversely affect the availability of the resource in the future.

Where development is proposed in an area of known mineral or aggregate resources, the development shall be set back and buffered sufficiently to ensure that future extraction of the resource is not limited.

The extraction of mineral and aggregate resources shall only be undertaken in a manner that does not adversely affect wildlife, water quality or traditional hunting and fishing areas. Lands used for extraction shall be progressively rehabilitated to reflect the natural state of the lands prior to extraction.

It is recognized that any aggregate extraction in the Town would be done on Crown land and therefore governed by Provincial regulations.

### **4.2 AIRPORT**

The long-term operation and economic role of airports is to be protected.

Airports and sensitive land uses are to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.

In the absence of a noise study or up-to-date Noise Exposure Forecasts (NEF/NEP) contour mapping, the development of residential or other sensitive land uses will not be permitted above the 28 NEF.

Development of airport related land uses may occur where the NEF is between 25-28, provided the buildings are constructed to meet Provincial requirements as established by the MOE's Noise Assessment Criteria. When Noise Exposure Forecasts have been completed, this Plan will be amended to include the NEF/NEP contours to Schedule B.

Prior to new development taking place adjacent to the airport, proposed developments shall be compatible with the airport and not cause a hazard to the existing airport use. A list of compatible and incompatible uses will be included in the implementing Zoning By-law.

Schedule C illustrates areas that are regulated by Federal Aeronautics regulations.

### **4.3 CULTURAL HERITAGE AND ARCHAEOLOGY**

Cultural heritage resources include, but are not restricted to, archaeological sites, cemeteries and burials, buildings, structural remains, and visible human-made features and buildings of cultural heritage value or interest. Council recognizes the importance of cultural heritage resources within the municipality, and therefore, will encourage the identification, conservation, protection, restoration, maintenance, and enhancement of cultural heritage resources.

All new development permitted by the land-use policies and designations of this Plan shall conserve significant cultural heritage resources identified and shall, wherever possible, incorporate these resources into any new development plan.

Prior to development occurring in areas of known archaeological resources and cultural significance or within an area considered to have archaeological potential, the proponent shall undertake an archaeological heritage impact assessment of the lands. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Culture, in addition to licensing requirements specified under the Ontario Heritage Act.

During the land development process, there may be a need for archeological preservation on site or rescue excavation if significant archaeological resources are identified. Council shall consult appropriate agencies, including the Ministry of Culture (MCL) and the Ministry of Consumer and Business Services (MCSB), when an identified human marked or unmarked cemetery is affected by land use development. The Provisions under the Heritage Act and the Cemeteries Act shall apply.

The Heritage Act will be utilized to conserve, protect and enhance the cultural heritage resources in the municipality through the designation by by-law of the individual properties, conservation districts and landscapes, and archaeological sites. Council may designate under the Act a heritage conservation district containing significant cultural heritage features, buildings or characteristics located within the municipality.

Council shall have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant heritage resources.

#### **4.4 NATURAL HERITAGE**

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Development and site alteration shall not be permitted in significant habitat of endangered species and threatened species, significant wetlands and significant coastal wetlands.

Development and site alteration shall not be permitted in significant wetlands, wildlife habitat and significant areas of natural and scientific interest unless it has been demonstrated that there will be not negative impacts on the natural features or their ecological functions.

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

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

Since virtually all of the undeveloped lands outside of the Townsite are Crown lands any development of these lands will be regulated by the Provincial Authorities.

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Where development occurs within 120 metres of cold water streams, traditional fishing grounds, significant fish habitat areas and traditional hunting grounds, the development should be designed to minimize the impact on the adjacent sensitive areas and ensure that there is no negative impact on the features and functions necessary to support the habitat.

Council shall require the submission of an Environmental Impact Assessment in support of the development proposal. This report shall identify the features or habitat area, the nature of the proposed

development, the potential impacts that the development may have on the feature or habitat area and the mitigation measures required to prevent adverse impacts on the area.

New development proposals within and adjacent to streams and the Moose River, if they are known to contain Class 1 or unknown fish habitat will require the new development within 30 metres of fish habitat to be assessed to determine that there will be no negative impacts from the development on the fish habitat. This will be undertaken in consultation with the Federal Department of Fisheries and Oceans.

#### **4.5 NATURAL HAZARDS**

Hazard lands are property or lands that could be unsafe for development due to naturally occurring processes, which includes shorelines along lakes and rivers. Hazard sites are property or lands that could be unsafe for development and site alteration due to naturally occurring hazards such as unstable soils or unstable bedrock.

Development shall generally be directed to areas outside of hazardous lands adjacent to the rivers, streams and small inland lake systems which are impacted by flooding hazards and/or erosion hazards, and hazardous sites.

Particularly development shall be directed to areas outside hazardous lands adjacent to the Moose River as shown on Schedule C which areas are prone to adverse effects from flooding and erosion.

Development shall not be permitted to locate in hazardous lands and hazardous site where the use is an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.

Development shall not be permitted to locate in hazardous lands hazardous sites where the use is an essential emergency service including fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, failure of flood proofing, measures or protection works, or erosion.

Development shall not be permitted to locate in hazardous lands and hazardous sites where there are uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Further to the policy noted above, minor additions to existing buildings such as additions above the flood level or non-habitable structures may be permitted in those portions of the flood plain where the effects and risk to public safety are minor so as to be managed or mitigated in

accordance with provincial standards which include flood proofing standards, protection works standards and access standards. People and vehicles have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies and new hazards are not created and existing hazards are not aggravated by the development.

Flood plains are shown as an Overlay designation on Schedule A-1 and on Schedule C, Development Constraints.

These areas should not be developed unless it can be demonstrated to the satisfaction of the Town that the hazard no longer exists or that the development can occur without potential threat to life, property or the environment. Council may require reports prepared by qualified professionals to support the development of these lands. If this is done the Official Plan and Zoning By-law shall be amended accordingly.

Development and site alteration may be permitted in certain areas where the development is limited to uses which by their nature must be located within the floodway of the Moose River, including flood and/erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

#### **4.6 LAND USE COMPATIBILITY**

It is the intent when planning for major facilities such as airports, railway, transit corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities and sensitive land use are appropriately designed, buffered and /or separated from each other to prevent adverse effects from odour noise and other contaminants and minimize risk to public health and safety.

Whenever a change in land use is proposed, consideration shall be given to the effect of the proposed use on existing land uses. Where there are potential compatibility concerns, consideration shall be given to the extent to which increased site plan requirements can reduce the potential impacts. If the impacts cannot be minimized to acceptable levels the proposed development should not proceed.

Council may require the submission of studies to demonstrate that the proposed use will be setback appropriately based on the potential influence area according to the classification of the type of facility/use existing or proposed. Peer review of these studies may be required by the Town.

Appropriate setbacks and buffering, screening techniques will be utilized to further mitigate the interface between potential sensitive uses.

The Ministry of the Environment (MOE) has developed the D-Series Guidelines and Noise Guidelines to assist decision makers in determining whether or not a proposed land use is compatible with existing land uses. These policies apply for new development in all designations throughout the Townsite.

Class of Industry	Potential Influence Area	Actual Influence Area
Class 1 (Light)	70 metres	Not less than 20 metres
Class 2 (Medium)	300 metres	Not less than 70 metres
Class 3 (Heavy)	1000 metres	Not less than 300 metres

In the absence of technical studies with determine the “Actual” influence area, the “Potential” influence area should be used.

Development on or near closed waste disposal sites is subject to approval from the MOE. Development shall be prohibited on or near all waste disposal sites in accordance with MOE guidelines, unless technical studies prepared demonstrate that the area is suitable for development.

Development within 30m of a fill area should be denied and proposals between 30m and 500m of the boundary of a waste disposal site should be supported by a feasibility study prepared by a qualified consultant and found to be satisfactory to the approval authority.

Development within 400m of a Waste Stabilization Pond will require technical studies to be completed. A Waste Stabilization Pond shall be separated from sensitive land use by a minimum of between 100m and 400m, depending on the findings of the technical studies.

Development within 100m of the rail line shall require noise and vibration studies to be completed to the satisfaction of the Municipality to assess potential impacts and recommend mitigation measures. Mitigation measures shall be incorporated into conditions of development approval.

#### **4.7 LAND DIVISION**

Development of new lots shall generally occur by way of subdivision. Where development consists of the creation of five or less lots and there is no requirement to extend municipal services, including roadways, approval of the new lots may occur by consent. Applications for subdivision approval or consent shall include all of the information required by the Planning Act, a report outlining how the proposal satisfies the requirements of this Plan and the following documentation:

- i) a functional servicing plan describing how the development will be serviced with municipal water and sewage disposal and a storm water management plan;
- ii) a development staging plan; and

- iii) a financial impact analysis describing the impact of the development on the Town's services and servicing costs.

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Prior to the approval of new lots, the applicant must ensure that there is sufficient reserve sewage system capacity and sufficient committed reserve capacity with municipal sewage services and municipal water services. Typically, this is demonstrated by obtaining a resolution from Council.

The fundamental development staging plan for the Town is that existing vacant serviced lands shall be developed first, followed by logical extensions of existing roads and services.

As a condition of approving any land division application the Town may require the developer to enter into an agreement with the Town in accordance with the provisions of the Planning Act to ensure that the developer is responsible for the installation of all required services to standards acceptable for assumption by the Town. In addition the Town may require land or cash in lieu of land for park purposes.

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

To ensure public safety, developments or lot creation within the Townsite should be approved where there is access onto a public road.

#### **4.8 HUMAN-MADE HAZARDS**

Hazardous substances are substances, which individually, or in combination with other substances are normally considered to pose a danger to public health and safety and the environment. These include materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address or mitigate known or suspended hazards are under-way or have been completed.

Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Existing and former contaminated sites are shown on Schedule C as locations of Development Constraints.

The former military base provides significant recreational and institutional infrastructure, as well as opportunity for a variety of commercial, industrial and additional institutional land uses. Council encourages the redevelopment of this site in a manner that will make the best use of the existing infrastructure. However, these lands shall not be redeveloped until such time as the site has been rehabilitated in accordance with Provincial standards.

The rehabilitation and redevelopment of the former military base should be consistent with the MOE Guidelines C-15 for Use at Contaminated Sites in Ontario (revised February 1997).

Ancillary residential uses may be permitted where they are clearly secondary to the principle use of the lands. Where lands have been remediated to a level suitable for residential uses the implementing Zoning By-law will provide specific provisions related to this site to encourage its redevelopment.

Prior to adopting an amendment to this Plan to change the designation of a property or approving a rezoning to allow residential, institutional or recreational and parkland uses on any property which may have been contaminated by previous uses, Council shall require the proponent to submit a Record of Site Condition, prepared by a qualified consultant in accordance with Ministry of Environment and Energy guidelines and acknowledged by the Ministry of Environment and Energy.

If site restoration is required, this shall be done prior to the adoption of the amendment or approval of the rezoning in accordance with a site remediation plan prepared consistent with Ministry of Environment and Energy guidelines.

Council will not support the sale of any surplus Federal lands until such time as those lands have been rehabilitated to Provincial standards.

#### **4.9 WATER QUALITY**

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse. Wherever possible, the natural shoreline vegetation shall be preserved within 30 metres of all streams and rivers.

The Moose River shall be protected from incompatible uses and uses that may be unsafe, degrade the water quality or be hazardous to the environment. In order to protect the Moose River, no new development shall be permitted within 60 metres of the shoreline of the Moose River, except where specifically designated for development on Schedule A. All natural vegetation shall be maintained within 30 metres of the shoreline.

Prior to approving any large-scale non-residential development or residential plan of subdivision or consents, Council shall require a report that demonstrates that the function and quality of existing watercourses and the quantity and quality of groundwater resources will not be adversely affected.

Council shall require mitigation measures to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions during and after construction to control sedimentation, erosion and flooding.

#### **4.10 TECHNICAL REPORTS**

Where this Plan requires that technical reports be completed in support of any development proposal, those reports shall be completed by a qualified professional approved by the Town. The Town may retain independent experts to review technical reports submitted in support of any application. The costs of the expert reports shall be paid by the developer.

#### **4.11 STORMWATER MANAGEMENT**

Stormwater management practices shall be implemented that serve to minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Stormwater management will be required for all new developments. Developments that can connect to the municipal stormwater management system shall be designed to ensure that the stormwater system can accommodate the increased flows from the development of the lands. Where municipal stormwater management is not available, developments shall be designed to ensure that post-development stormwater flows do not exceed pre-development rates. Stormwater management techniques that utilize infiltration will be preferred over retention ponds.

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## **5.0 LAND USE DESIGNATIONS**

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This part of the Plan establishes policies for the land use areas shown on Schedules A and A1, the Land Use Plan. These policies identify where different types of land use should locate in the Town, the extent of land that will be developed for that use and the development standards that will be applied when new development occurs. The following land use designations have been established:

- Natural Resource Areas
- Residential
- Transportation & Service
- Community Core
- Community Development
- Open Space

These designations are intended to describe the long-term use of the lands. The following policies describe how each of these areas should develop in the future.

## **5.1 NATURAL RESOURCE AREAS**

The Natural Resource Areas are lands located outside of the settlement areas of the Town. The Natural Resource Areas of the Town are primarily Crown land. Preservation of the natural environment of these areas and traditional hunting and fishing grounds continue to be very important to the long-term well being of the Town. The following policies apply to Natural Resource Areas:

### **5.1.1 Objectives**

- i) to protect traditional hunting and fishing grounds for their continued and long term use;
- ii) to preserve the natural environment including wetlands;
- iii) to provide for limited opportunities for recreation, aggregate extraction and forestry.

### **5.1.2 Permitted Uses within the Natural Resource Areas**

The uses permitted in the Natural Resource Areas include recreational trails and related buildings, hunting and fishing, aggregate extraction, waste disposal facilities, recycling facilities, agriculture and recreational land uses. New permanent or seasonal residential development shall not be permitted in the Natural Resource Areas.

### **5.1.3 Development Criteria for Aggregate Resource Extraction**

Development of new aggregate extractive resource uses or expansion of existing uses in the Natural Resource Areas shall be permitted subject to the Town being satisfied that the impacts of the proposed development on the natural environment and traditional hunting and fishing grounds have been adequately addressed. Proponents of this type of development shall provide the Town with impact related studies that address at least the following:

- i) impacts on roads and transportation systems;
- ii) noise, odour, emissions and visual impact;
- iii) financial impact on the Town;
- iv) impact on the natural environment; and
- v) impacts on traditional hunting and fishing grounds.

Progressive and final rehabilitation shall be required to accommodate subsequent land use, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

#### **5.1.4 Development Criteria for Public and Private Recreational Uses**

Healthy, active communities should be promoted by providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and where practical, water-based resources.

A recreational land use, such as a golf course may be developed on lands identified on Schedule A, subject to the following criteria being fulfilled:

- i) road access shall be from a public roadway;
- ii) Where the watercourse is identified as a cold water stream the buffer strip shall be not less than 30 metres;
- iii) applications shall be accompanied by the following:
  - a) a site and grading plan;
  - b) a hydrogeological report, which will identify whether there is adequate quantity and quality of groundwater to service the proposed development and the suitability of the site to accommodate an individual sewage system;
  - c) a landscape analysis and landscaping plan;
  - d) a environmental analysis; and
  - e) an economic impact analysis; and,
- iv) compliance with the Development Criteria in Section 4.

#### **5.1.5 Development Policies**

- i) The Town must follow a protocol to obtain Crown Land from the Ministry of Natural Resources. The Town will apply for a disposition of Crown Land at which time the Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and other agencies will have an opportunity to provide comments.

Development of Crown land in the Natural Resource Area is governed by the Ministry of Natural Resources. The Ministry of Natural Resources is encouraged to consult with the Town with respect to the future uses proposed for the lands. Lot creation by the Crown is discouraged outside of the serviced urban area.

- ii) Prior to the land being released by the Crown, the Ministry of Natural Resources and the applicant will be able to discuss the amount of land being purchased and the development of said lands as it relates to the Town of Moosonee's Official Plan. Once these lands are released the municipality will be able to control the development of the lands through the policies in this Plan.
- iii) Extractive uses, including peat extraction, shall require an amendment to the Zoning By-law. The Town may pass a By-law pursuant to the Municipal Act to require extractive operations to enter into a Development Agreement between the developer and the Town.
- iv) Prior to any development in the Natural Resource Areas, Council shall be satisfied that the lands are physically suitable for the use proposed and that the proposed use is compatible with existing land uses. It is recognized that large portions of the Natural Resource Areas are wetlands. These wetlands have not been classified under the provincial wetland classification system. Where developments that require significant alteration to the landscape or drainage are proposed, the proponent shall complete a wetland evaluation and shall provide an assessment of the impact of the development on the natural features and functions of the area to the satisfaction of the Ministry of Natural Resources. Development shall not be permitted within Provincially Significant Wetlands.
- v) All farm and non-farm related development shall comply with the Minimum Distance Separation Formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.

## **5.2 RESIDENTIAL**

### **5.2.1 Objectives**

- i) Lands designated Residential are intended to provide a range of residential uses and small-scale convenience commercial, local institutional and recreational uses which are normally associated with everyday activities within residential areas.
- ii) A range of housing types and tenures shall be developed to meet the needs of present and future inhabitants and to provide for emergency shelters.

### **5.2.2 Permitted Uses**

Uses permitted in Residential designation include:

- i) all forms of residential development;
- ii) small scale commercial which serve the needs of the immediate neighbourhood, including convenience stores, entertainment sales/rental outlets and personal services and home based businesses;
- iii) small scale institutional uses such as elementary schools, health care services, medical clinics, offices places of worship and the existing high school;
- iv) recreation and open space uses, including neighbourhood parks and playing fields; and
- v) group homes and crisis centres.

### **5.2.3 Development Criteria**

- i) The Townsite settlement area shall be the focus of growth and the vitality and regeneration shall be promoted.

Land use patterns within the Townsite area shall be based on densities and a mix of land uses which efficiently use land and resources, use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, promote energy efficiency and which provide a range of uses and opportunities for intensification and redevelopment.

Medium and high-density housing shall be located adjacent to Urban Collectors and designed to have minimal impact on low-density housing. Increased setbacks and buffering will be required for these uses.

- ii) In considering non-residential uses, Council shall ensure that the primary residential character of the Townsite is maintained and that the impacts associated with a non-residential development are acceptable to the residents of the area.
- iii) Prior to considering developments that would require the extension of municipal infrastructure the Town shall promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- iv) The desired mix of housing and densities in the Town will be:
 

Single-detached dwelling	60% at 15 uph
Semi-detached dwellings	15% at 20 uph
Apartment units	15% at 25 uph
Mobile Home and other forms	10% at 25 uph
- v) The Town shall establish phasing requirements as conditions of draft plan approval or rezoning to ensure that specified targets for desired mix, intensification and redevelopment are achieved prior to or concurrent with new development within the Townsite area.
 

Temporary housing for workers employed in resource extraction and mining activities shall make use of under-utilized buildings and structures wherever possible. Temporary housing in trailers or other mobile structures will be discouraged except for short-term or emergency purposes.
- vi) Development in the area identified by the Floodplain overlay on Schedule A-1 shall not be permitted except where the provisions of Section 4.5 have been met.
- vii) Public schools, the existing Secondary school and small-scale alternate schools are permitted in the Residential areas. New Secondary schools will require an amendment to this Plan.
- viii) Council shall ensure that new institutional uses in the Residential area are appropriate in the scale and that the design of the proposed use is in character with the adjacent residential uses. Site Plan control may be used to ensure that the design of the building, parking, landscaping, lighting and signs is in keeping with the residential character of the neighbourhood.
- ix) New development shall occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Residential development will only proceed as a logical

expansion to the existing developed area on the basis of municipal water and private sewage systems availability. The municipality may front-end costs for storm water management in order to ensure that a comprehensive storm water management plan is completed for the Townsite. Where this happens, the costs for providing storm water management facilities shall be recovered from the benefiting property owners.

- x) Prior to considering large-scale developments, Council shall examine the existing capacity for municipal sewage disposal and water services to ensure there is sufficient reserve sewage system capacity and reserve water system capacity to accommodate the development.
- xi) New housing developments shall include a range of lot and housing sizes, including smaller, affordable housing units.
- xii) At the subdivision stage the developer will be required to demonstrate that 25% of the proposed units will constitute affordable housing as defined by the Provincial Policy Statement.
- xiii) Within the Residential designation, there are uses, which have existed prior to this Plan which may not be compatible with future residential uses but which are of economic importance to the community. Where these uses change or expand, Council will require features to be incorporated into the redevelopment that will improve the compatibility of the use with the surrounding residential uses.
- xiv) Where development is proposed in areas around the Ontario Northland Rail line, development should be in accordance with the appropriate MOE Guidelines and subsequent approval.
- xv) Prior to approving new residential uses, Council shall be satisfied that the development can be adequately serviced with sanitary sewers, municipal water, fire protection and utilities. Provisions for storm water management shall be provided on-site to ensure that the predevelopment run-off rates are maintained or improved. Council shall also be satisfied that there is safe access to the development area for existing and future traffic.
- xvi) Where Council sells surplus lands for housing purposes it shall, as a condition of the sale, require that the development be completed in a reasonable period of time.

#### **5.2.4 Zoning**

- i) The implementing Zoning By-law will establish separate zones for low density, medium density and high density residential. Increased densities may be permitted in return for completing Community Improvement works outlined in this Plan.
- ii) The size of local commercial uses shall be limited in the Zoning By-law to ensure that these uses are compatible with the built form of the surrounding residential uses. Council may use Site Plan Control to ensure that there is sufficient landscaping, and that fencing, parking and signs do not detract from the attractive nature of the adjacent residential lands.
- iii) The Zoning By-law will establish standards that will enable affordable housing to be developed within the Municipality.
- iv) The zoning by-law shall identify appropriate setbacks between proposed sensitive uses and existing non-compatible uses as identified in Section 4.7 of this Plan. Development along the shoreline of the Moose River will be discouraged and where development is to take place, development setbacks will be established in the implementing Zoning By-law. Mitigation measures such as, fences and landscaping may be required to minimize impacts.
- v) Lands within the floodplain shall be zoned to prohibit new buildings and structures.
- vi) Lands will not be zoned to permit new residential lots to be developed until such time as there is confirmation of available sewage capacity.

## **5.3 TRANSPORTATION AND SERVICE**

### **5.3.1 Objectives**

- i) to provide opportunities to develop a diverse range of employment opportunities for the present and future residents;
- ii) to ensure that there are sufficient lands designated for development opportunities at all times;
- iii) to provide lands for heavy industrial development abutting the railway; and,
- iv) to provide for attractive development that will encourage investment in the Town of Moosonee.

### **5.3.2 Permitted Uses**

Permitted uses in the Transportation & Service designation include: transportation facilities and industries, warehouses, manufacturing, producing, fabricating, ancillary offices, short-term staff accommodation as a temporary use, municipal sewage treatment plant, municipal water treatment plant, municipal works yards, public uses and similar uses.

### **5.3.3 Development Criteria**

- i) Heavy and medium industrial uses shall be located, buffered and landscaped to minimize the visual impact of open storage areas and noise from Residential land uses and major traffic routes.
- ii) Prior to approving new heavy or medium industries in Town, Council shall receive a detailed report on the use, potential emissions of noise, dust or odour, traffic implications and a site plan showing the proposed development and proposed mitigation measurements.
- iii) Light Industries are those industrial uses which are entirely contained within a building, except for accessory vehicle parking and limited outdoor storage and do not emit noticeable or noxious noise, dust or air emissions.

These uses may be situated in close proximity to commercial uses and within 30 metres of residential uses provided that the appropriate buffering measures are undertaken to minimize traffic and visual impacts.

- iv) New industrial developments shall meet or exceed provincial standards for noise, emissions and setbacks from adjacent uses in accordance with Section 4.6.
- v) Specific setbacks and mitigation measures shall be incorporated through zoning and Site Plan Control.

## **5.4 COMMUNITY CORE**

### **5.4.1 Objectives**

- i) to provide a downtown area that serves the residents to the Town of Moosonee and tourists;
- ii) to provide opportunities to develop employment opportunities for the present and future residents;
- iii) to ensure that there are sufficient lands designated for development opportunities at all times;
- iv) to provide lands for retail and tourism commercial development in close proximity to the railway station and residents of the Townsite;
- v) to provide for an attractive Community Core that will encourage investment in the Town of Moosonee; and,
- vi) to provide opportunities for residential infilling and intensification.

### **5.4.2 Permitted Uses**

Permitted uses in the Community Core area include retail, office, secondary schools, large-scale institutional uses servicing the surrounding areas, restaurants, accommodation, tourist commercial uses, residential units, and multiple residential uses

### **5.4.3 Development Criteria**

- i) Commercial developments shall be encouraged to meet the needs of the residents of the Townsite, tourists and as support for industrial uses within the District.
- ii) Within the Townsite, the broadest range of commercial and residential uses shall be encouraged. Commercial uses should develop at the street line on the ground level. Residential uses will be encouraged to locate on upper floors provided that adequate access and parking can be provided.
- iii) Building design, signage and landscaping details used in the Community Core should reflect the cultural character of the Town.
- iv) The Town will consider incentives to encourage the continued viability of the Community Core Area in accordance with the Community Improvement Policies in this Plan.

## **5.5 OPEN SPACE**

### **5.5.1 Objectives**

- i) to provide a healthy active community by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, included but not limited to walking and cycling;
- ii) to provide areas for residents of the Town to enjoy leisure activities and the environment;
- iii) to develop a continuous parkland and trail system throughout the Town;
- iv) to provide public access to shorelines;
- v) to ensure that sufficient lands and facilities are available to provide for flexibility and variety in recreational opportunities for present and future inhabitants.

### **5.5.2 Permitted Uses**

The uses permitted in the Open Space designation include municipal and public recreation facilities such as arenas, playing fields, community parks, walking and bicycle paths, snowmobile trails and related facilities and municipal marina facilities.

### **5.5.3 Development Policies**

- i) There is sufficient land designated for development in Moosonee without requiring environmentally sensitive lands or hazard lands to be developed. Sensitive lands within the Townsite shall be protected through the Open Space designation, and used only for passive recreational uses, such as trails.
- ii) Council will encourage the development of a continuous parkland and trail system throughout the Town. The Town will acquire lands for this system through the land division and site plan approval processes. In addition, the Town will actively seek partnerships with other government agencies and private sector parties to develop the parkland and trail system.
- iii) As a condition to the approval of a plan of subdivision land in the amount not exceeding, in the case of a subdivision proposed for commercial or industrial purposes, 2 per cent and in all other cases five per cent of the land included in the plan shall be conveyed to the Town for park or other public recreational purposes.

- iv) In lieu of such conveyances noted above the Town in the case of a subdivision proposed for residential purposes may require the land included in the plan to be conveyed to the Town for park or other public recreational purposes at a ratio of 0.4 hectares for each 100 dwelling units proposed.
- v) The Town in lieu of such conveyances may require the value of the land otherwise required to be conveyed.
- vi) Where the parkland and trail system is situated within a municipal road allowance, Council shall seek to improve the pedestrian and bicycle routes within the road allowance to provide for wider sidewalks, dedicated bicycle lanes, snowmobile lanes and increased landscaping.
- vii) Future park areas shown as Open Space on Schedule 'A-1' are intended to illustrate general locations for parks. The precise area and location of these parks will be established when the surrounding lands are developed.
- viii) Parkland facilities shall be designed to be compatible with adjacent land uses. Consideration to the impacts of noise, lighting, parking and landscaping shall be given when new recreational uses are developed adjacent to residential uses.
- ix) Pedestrian access to and between these parks should be developed wherever possible.
- x) Neighbourhood parks should be of an adequate shape and size suitable for sport fields.
- xi) The Town will use its best efforts to provide safe walkways and recreational lands within the community. Acquisition of additional parkland for active uses is desirable in the Townsite. The Town will consult with the Ministry of Natural Resources regarding the acquisition of lands in this area for parkland purposes.

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## **6.0 MUNICIPAL SERVICES**

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These policies are intended to provide guidance to Council and the public when determining the extent of municipal services that will be provided in the Town.

### **6.1 WATER AND SEWER SERVICES**

All development in the Townsite shall be serviced with municipal sewer and water facilities.

The water system should ensure that there is sufficient water flow to provide fire protection for any proposed development.

Prior to obtaining draft approval for a Plan of Subdivision or consent, the applicant must confirm that there is sufficient reserve sewage system capacity and reserve water treatment capacity within the municipal sewage and water services.

It is anticipated that there is sufficient uncommitted capacity in the water treatment and sewage lagoons to provide for projected growth to 4,400 by 2025. The Town shall monitor capacity annually and shall initiate a review of the options and costs of plant expansion five years prior to plant capacity being reached.

### **6.2 LANDFILL SITE**

The Town shall expand the sanitary landfill site to provide for 20 years of capacity. The Town shall monitor the rate at which this capacity is filled and shall initiate an Environmental Assessment to review options and costs to expand the site five years prior to the site reaching capacity.

Facilities will be located and designed in accordance with Provincial legislation and standards, as well as, systems will be provided that are of an appropriate size and type to accommodate present and future requirements.

### **6.3 EXTENDING SERVICES**

The use of existing infrastructure and public service facilities should be optimized wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

Should the Town wish to allow the expansion of the existing Townsite settlement area boundary this can only be accomplished at the time of a comprehensive review and only where it has been demonstrated that sufficient opportunities for growth are not available through infill intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon, and where the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety.

Any extension of municipal services to accommodate new development will be undertaken at the time of a comprehensive review of the Official Plan. The extent of any municipal services provided outside of the Townsite shall not be expanded.

Extensions to municipal services beyond the current settlement boundary identified in this Plan to accommodate new development shall be done at the cost of the developer. Where services are oversized to accommodate future development, the Town may enter into an agreement with the developer to assist in the recovery of additional costs incurred as the result of oversizing services.

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## **7.0 TRANSPORTATION**

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These policies outline the planned road network for the Town and provide policies for future development of the transportation system.

All components of the transportation system, with the exception of private roads and paths are shown on Schedule B. Local Roads, Winter Roads, Ice Roads, Rail Line, Rural roads and the Airport are identified.

### **7.1 ROADS**

- i) The planned road allowance for all Local Road and Winter Roads outside of the Townsite shall be 30 metres.
- ii) Within the Townsite, municipal roads shall be constructed on a 20 metre road allowance with curb and gutter and hot mix surface. The Town may acquire additional road allowance width in this area through land division, site plan control or expropriation. These roads should be logical extensions of existing streets and wherever possible designed utilizing a grid pattern. Schedule B provides future planned roads. Municipal roads within the Townsite shall include sidewalks on one side and street lighting in accordance with the standards of the Town.
- iii) The Town will adopt road design and construction standards by resolution and will make this information available to the public.
- iv) New private roads in the Town will not be permitted except through the condominium approval process.

### **7.2 BICYCLE AND SNOWMOBILE LANES**

Snowmobile routes form an important component of the Town's transportation system. The location of these routes may change from time to time. Development in the Town may ensure that these routes are maintained. Bicycle and/or snowmobile lanes may be provided in all new roadway construction and, wherever possible, through reconstruction and surfacing projects.

### **7.3 AIR TRANSPORTATION**

All development in the Town shall recognize the importance of air transportation to the economy of the Town. When considering applications for development Council will discourage land uses which may cause a potential aviation safety hazard and shall ensure that the ability to expand existing air transportation services throughout the Town is not restricted.

Areas governed by Federal Airport height and land use regulations are shown on Schedule C.

#### **7.4           SIDEWALKS**

- i)       Sidewalks shall be provided on both sides of a collector roadway except where:
  - a)       There is no demonstrated need for the sidewalk on both sides of the streets; or
  - b)       the roadway is designed to provide a trail system that will separate vehicles and pedestrians or bicycles.
- ii)      On local roads, sidewalks shall be constructed on one side of the roadway.
- iii)     Sidewalks may be constructed of local aggregate materials or other suitable materials that will reduce costs for construction and maintenance

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## **8.0 IMPLEMENTATION**

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The following policies are intended to provide direction for the decisions of Council and the use of By-laws and Development Agreements that will implement policies outlined in this Plan.

### **8.1 ZONING BY-LAW**

The policies of this Plan will be implemented through a new comprehensive Zoning By-law adopted under Section 34 of the Planning Act. This By-law shall implement the following policies.

#### **8.1.1 Non-Conforming Uses**

Legally existing uses that do not comply with the Land Use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the Development Policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

#### **8.1.2 Temporary Uses**

Council may pass a By-law to allow the temporary use of lands that do not comply with the Land Use designations in this Plan provided that:

- i) the temporary use does not require major capital investment or alteration to the existing landscape;
- ii) the proposed use is compatible with surrounding land uses;
- iii) the proposed use does not require the extension of municipal services;
- iv) the developer has entered into an agreement with the Town specifying the conditions under which the use may be permitted; and
- v) the By-law shall specify a maximum time period for the use to be permitted in accordance with the provisions of the Planning Act..

#### **8.1.3 Interim Control By-laws**

The Town may pass interim control by-laws pursuant to the Planning Act, where the Town has directed that a study be undertaken of land use planning policies in the Town.

#### **8.1.4 Holding Provisions**

Council may utilize Holding provisions as provided for under Section 36 of the Planning Act in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of a development. Where Council uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:

- i) a site plan agreement or subdivision agreement as may be required, has been completed between the Town and the developer;
- ii) all engineering plans and arrangements with respect to municipal services have been completed;
- iii) the financial requirements of the Town have been satisfied; and,
- iv) other requirements as may be determined by the Town.

#### **8.2 SITE PLAN CONTROL**

The Town may utilize Site Plan Control to ensure that development in the Town is attractive and compatible with adjacent uses. Development at the entrances to the Town shall be designed to create a positive first impression to visitors and residents.

Site Plan Control will be applied to all commercial and industrial development in the Town. Where special environmental features are required to mitigate impacts of residential development, the Town may use Site Plan control for residential developments. The entire Town shall be designated as a Site Plan Control Area.

In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction and at no expense to the Town any or all of the requirements set out in the Planning Act.

Where a proposed development is within the designated Site Plan Control Area, the dedication of the widening needed to achieve the road allowance to meet the prescribed rights-of-way and sight triangle standards may be required along the frontage of the development as a condition of site plan control.

As a condition of Site Plan Approval, Council may require a contribution of 2 percent of the land or cash in lieu of the land for recreational purposes.

Council may delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process.

### **8.3 COMMUNITY IMPROVEMENT**

#### **8.3.1 Community Improvement Policies**

These policies are intended to provide a basis and mechanism for the Town to utilize the provisions of Section 28 of the Planning Act to encourage the development, redevelopment revitalization and renewal of Moosonee. These policies provide a basis for the Town to enter into agreements with the private and public sector to create partnerships in the enhancement of the community.

Council will undertake Community Improvements in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible the Town shall seek funding from senior government sources and other partnerships to assist in community improvement programs.

#### **8.3.2 Community Improvement Areas**

The entire Town of Moosonee shall be defined as a Community Improvement Area. The former Townsite shown on Schedule A-1 is defined as a Community Improvement Project Area.

#### **8.3.3 Community Improvement Projects**

Community Improvement projects shall include but not be limited to:

- i) The development of a municipal wide recreational trail and parks system with an emphasis on the waterfront area;
- ii) Improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- iii) Stabilization of the shoreline areas on the Moose River;
- iv) Improvements to the water system to provide for sufficient fire flows;
- v) Completing a comprehensive storm water management program within the Townsite;
- vi) Encouraging residents, business owners and service groups to participate in tree planting and street beautification programs: and,
- vii) Improvements to private buildings and properties that will improve the appearance of the Town.

### **8.3.4 Community Improvement Incentives**

In order to encourage improvements to private and public lands, the Town may offer the following incentives to private landowners:

- i) reduction or elimination of planning or building application fees;
- ii) reduction and/or cancellation of the municipal property taxes to reflect the landowner's cost to rehabilitate land and/or buildings.
- iii) providing specific grants to property owners to rehabilitate or improve the appearance of private lands and/or buildings.

Specific incentives will be approved by a by-law passed by Council.

### **8.4 PUBLIC MEETINGS**

Council shall hold public meetings for planning applications in accordance with the requirements of the Planning Act. However, Council may eliminate the requirement for public Notice of a meeting for a minor Official Plan Amendment or Zoning By-law Amendment which:

- i) changes section numbers or the order of text but does not add or delete sections;
- ii) consolidates amendments, which have previously been approved;
- iii) corrects typographic, grammatical or mapping errors which do not effect the intent or application of the policies or provisions of the plan; and/or
- iv) rewords policies or re-illustrates mapping for the purpose of clarification only without changing the intent or purpose of the policies or mapping.

### **8.5 MAINTENANCE AND OCCUPANCY BY-LAW**

The objective of implementing a Property Maintenance and Occupancy By-law is to maintain property values and the enjoyment of private property. Council may pass a By-law to establish minimum standards for:

- i) the physical condition of buildings and structures use;
- ii) the physical condition of lands; and
- iii) the adequacy of sanitary facilities.

## **8.6**

### **SIGNS**

Council may pass a By-law under the Municipal Act to regulate the placement and design of signs in the Town. Council may appoint a Committee or a staff person to review proposals for signs and ensure that they meet a high level of design standard and placement in the Town. The Town will seek cooperation from the Ministry of Transportation when dealing with signs adjacent to Provincial Highways.

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## **9.0 INTERPRETATION**

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### **9.1 LAND USE DESIGNATIONS**

It is intended that the boundaries of the Land Use categories shown on Schedule 'A' of this Plan, shall be considered as general only, except in the case of roads, railways, and other definite physical barriers. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.

### **9.2 USES**

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Specific uses and related regulations shall be defined for an area by the Zoning By-law.

### **9.3 ACCESSORY USES**

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

### **9.4 AMENDMENTS TO THE PLAN**

An amendment to Schedule 'A' or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule 'A' with a view of designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have regard to the following criteria:

- i) the need for the proposed use;
- ii) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;
- iii) the physical suitability of the land for such proposed use; and

- iv) the location of the areas under consideration with respect to:
  - a) the adequacy of the existing and proposed roadway system;
  - b) the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
  - c) the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval the Ministry of the Environment and Energy, the Medical Officer of Health and any other appropriate authority deemed advisable;
  - d) the compatibility of such proposed use with uses in the surrounding area;
  - e) the potential effect of the proposed use on the financial position of the Town;
  - f) the impacts of the proposed use on the natural environment; and
  - g) consultation with the approval authority.

## **9.5 PLAN REVIEW**

The Plan shall be reviewed by Council at least once within five years of its approval by the Minister of Municipal Affairs and Housing. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken.

The Plan may also be reviewed at the time an expansion to the municipal settlement boundary or the extension of municipal services is being considered.

## **9.6 MONITORING**

Following adoption of this Plan, the Clerk shall prepare an annual report outlining how the Plan is being implemented. This report shall include:

- i) the number of lots created;
- ii) the number of building permits issues for residential, industrial, commercial or recreational buildings and structures;
- iii) a summary of applications for rezoning and amendments to this Plan;

- iv) population growth in the Town;
- v) the costs of any changes in the level of services provided by the Town as a result of development.
- vi) the remaining capacity of the sewage treatment plants, water supply system and solid waste disposal area, and the quality of drinking water.