

THE CORPORATION OF THE MUNICIPLAITY OF SIOUX LOOKOUT

BY-LAW NO. 84-18

**BEING A BY-LAW TO ADOPT AN OFFICIAL PLAN FOR THE CORPORATION OF
THE MUNICIPALITY OF SIOUX LOOKOUT**

WHEREAS Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, provides that the Council of a municipality shall prepare and adopt an Official Plan, and, unless exempt from approval shall submit to the Minister of Municipal Affairs for approval

WHEREAS the Council of The Corporation of the Municipality of Sioux Lookout deems it advisable to adopt an Official Plan for the Municipality, to modify policies and incorporate new mapping from the previous Official Plan; and

WHEREAS the Municipality has conducted the statutory Open House and Public Meetings in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990; and

WHEREAS the changes have been made to the Official Plan following the public meeting and Council has determined that no further notice is required to be given; and

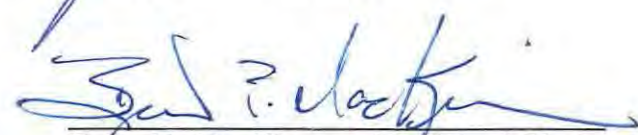
WHEREAS the matters hereinafter set forth are consistent with the Provincial Policy Statement in its consideration of the proposed Official Plan;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
MUNICIPALITY OF SIOUX LOOKOUT ENACTS AS FOLLOWS:**

1. THAT the Municipality of Sioux Lookout Official Plan, consisting of the explanatory text and Schedules A, B, C, and D, and Appendices A, B and C, attached hereto, is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the Municipality of Sioux Lookout Official Plan.
3. THAT the Municipality of Sioux Lookout Official Plan shall come into effect upon the date of the Minister's approval, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
4. THAT the Municipality of Sioux Lookout Official Plan approved by the Minister of Municipal Affairs and Housing on December 2, 2011 be repealed on the date of the Minister's approval of the Official Plan described in Paragraph 1 of the By-law, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
5. THAT this By-law shall come into force on the date of its final passing, and shall take effect subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME, AND ADOPTED THIS TWENTY-FIRST
DAY OF NOVEMBER, 2018.**


Doug Lawrance, Mayor


Brian P. MacKinnon, Municipal Clerk



SIoux LOOKOUT OFFICIAL PLAN

Municipality of Sioux Lookout Official Plan – Adopted November 21, 2018
In Effect as of July 11, 2019 (With Ministry Modifications)



**SIOUX LOOKOUT OFFICIAL PLAN
BY-LAW NO. 84-18**

ADOPTED: NOVEMBER 21, 2018

EFFECTIVE DATE: JULY 11, 2019

PREPARED FOR:

THE CORPORATION OF THE MUNICIPALITY OF SIOUX LOOKOUT
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COVER PHOTO – TIM BRODY, SIOUX LOOKOUT BULLETIN

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Section 1 INTRODUCTION

1.1 PURPOSE OF THE OFFICIAL PLAN

The Ontario *Planning Act* requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. The purpose of the Municipality of Sioux Lookout Official Plan is to establish a vision, guiding principles, objectives, and policies to manage and direct physical development and the effect of change on the social, cultural, economic, and natural environment for the 20 year planning horizon.

Purpose

The Municipality of Sioux Lookout, in fulfilling its responsibilities under the Ontario *Planning Act*, R.S.O. 1990, c. P. 13, shall have regard to, among other matters, matters of provincial interest such as the:

Matters of provincial interest

- a) protection of ecological systems, including natural areas, features and functions;
- b) protection of the agricultural resources of the Province;
- c) conservation and management of natural resources and the mineral resource base;
- d) conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- e) supply, efficient use and conservation of energy and water;
- f) adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) minimization of waste;
- h) orderly development of safe and healthy communities;
- i) accessibility for persons with disabilities to all facilities, services and matters to which the *Planning Act* applies;
- j) adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- k) adequate provision of a full range of housing;
- l) adequate provision of employment opportunities;
- m) protection of the financial and economic well-being of the Province and its municipalities;
- n) co-ordination of planning activities of public bodies;
- o) resolution of planning conflicts involving public and private interests;
- p) protection of public health and safety;
- q) appropriate location of growth and development; and
- r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) mitigation of greenhouse gas emissions and adaption to a changing climate.

The Province of Ontario issues Provincial Policy Statements periodically to provide direction on matters of provincial interest. Where these are in effect, the decisions of the Municipality shall be consistent with the Provincial Policy Statement and must conform or not conflict with the provincial plans such as the Growth Plan for Northern Ontario that is in effect on the date of Council's decision.

The Official Plan will be reviewed in accordance with the requirements of the *Planning Act* and may be amended by the Municipality to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will be updated within 3 years of each Official Plan update.

Official Plan Review

The policies contained herein, together with any land use and Schedule(s) and any amendment(s), which are adopted and finalized pursuant to the *Planning Act*, constitute the Official Plan of the Municipality of Sioux Lookout.

The Sioux Lookout Official Plan provides direction in how the Municipality should position itself for its future through specific guidance for developing a healthy, sustainable community for future generations to enjoy. The policies and Schedules A, A1, A2, A3, B, C1, C2 and D contained herein are established primarily to guide the physical development of the Municipality while having regard to the relevant social, cultural, economic and natural environmental matters.

1.2 EFFECT OF THE OFFICIAL PLAN

After this Official Plan is adopted and finalized pursuant to the *Planning Act*, no public or private work shall be undertaken and, except as provided for under the *Planning Act*, no By-law shall be passed for any purpose that does not conform to the policies of this Plan.

1.3 BASIS OF THE OFFICIAL PLAN

Located in Northwestern Ontario, halfway between Thunder Bay and Kenora, the Municipality of Sioux Lookout was incorporated in 1998 by the amalgamation of the Geographic Township of Drayton, Jordan, Vermilion, and other land. Sioux Lookout rests on an old water route between Lake Superior and Lake Winnipeg. The population for the entire Municipality of Sioux Lookout as reported in the 2016 Census by Statistics Canada was 5,272, which is a 4.6 percent increase over the 2011 population of 5,040.

The municipal boundaries cover an area of 536 square kilometres, with a land area of 379 square kilometres. Sioux Lookout is approximately 65 kilometres north of the Trans Canada Highway and is accessed by Highway 72. Additionally, Highways 642 and 516 connect Sioux Lookout to Pickle Lake where further winter roads are established each year between January and March to serve many of the First Nation

communities located north of Sioux Lookout. The CN Rail Mainline which accommodates VIA Rail Passenger Service provides service to Sioux Lookout. This rail corridor through Sioux Lookout is important as it offers a connection between Winnipeg and Toronto and passes through a number of small settlements as the only means of land transportation. Sioux Lookout is also home to Northwestern Ontario's second busiest airport.

Sioux Lookout has one of the most dynamic economies in Northwestern Ontario and is strategically positioned as the "Hub of the North". Sioux Lookout has a unique and privileged position as a service hub for twenty-nine First Nations and the 30,000 people who live in those communities. The Meno Ya Win Health Centre, our largest employer (425 people), provides service to the northern communities and the Municipality. Current initiatives related to health care, transportation and education are only made possible due to our vital relationship with the northern First Nations and surrounding communities we serve. The Municipal Airport with over 120,000 passenger movements per year continues to grow. Through our Friendship Accord with area First Nations we recognize the importance of their role and are committed to strengthening our relationships with First Nations governments and people in and around the Sioux Lookout area.

Sioux Lookout economy

Sioux Lookout's regional role places an increased demand on the Municipality to provide modern services (transportation, communication, health and education) that can serve the needs of a diverse population. The First Nations Health Authority constructed a 100 bed hostel adjacent to the hospital site to provide accommodation to First Nations. Growth in the service sectors has been extensive, given its close relationship with its northern First Nation communities. Commercial, First Nation and government agencies will continue to grow to meet the needs of this growing service centre.

Historically, the Municipality's economy was predominantly based on primary resources in the forestry, mining and mineral exploration. The new economy of the Municipality is strengthened by its diversity that includes: forestry, railroad, tourism, professional sectors, air transportation, retail, bulk fuel supply and delivery, construction and material supply, hotels, restaurants, government services, health care, social services, and First Nation's agencies.

Primary industries

In addition, tourism, particularly as it relates to hunting and fishing continues to draw approximately 20,000 visitors per year in part to the local tourist industry's ability to capitalize on the "frontier" image.

The Municipality and its geographic location provide numerous year-round recreational uses including fishing, hunting, snowmobiling, hiking, horseback riding, camping, and other recreational activities. Many trails

Recreation

exist in the area for residents and tourists, such as the 3.6 kilometres paved Umfreville Trail which begins at Umfreville Park, a national historic site commemorating a canoe trade route used in 1784 that connected Lake Superior to the West. The Nordic Nomads Cross Country Ski Club is responsible for over 35 kilometres of cross country ski trails in the region, and includes areas at the Sioux Lookout Golf and Curling Club. The Ojibway Power Toboggan Association organizes and coordinates snowmobiling in the Sioux Lookout area. The snowmobile trails consist of local and provincial trails and provide an excellent means of travelling east or west.

Cedar Bay, in the western part of the municipality provides another recreational area for horseback riding, hiking and walking. The area including a stable and shoreline area is open year-round and is well-used by local residents and tourists. Cedar Bay is an important recreational area for the residents of the Municipality and shall be maintained as an area for recreation.

Another source of recreational opportunity to the south and within the municipality is the Ojibway Provincial Park, which offers camping, boating, scenic lookouts and nature trails.

With respect to infrastructure, solid waste management is managed by the municipality's single land fill site on Alcona Drive and by two construction dump sites that are privately operated. Based on the Hidden Lake Landfill 2008 Annual Report, the existing landfill has a life span of approximately 54 years therefore no expansions are required for the planning horizon to the year 2031. Through the life of this Plan, the Municipality may consider the shared use of the landfill with the Lac Seul First Nations.

Infrastructure

Based on information provided by the Municipality, it appears that with some upgrades that there is likely sufficient water and wastewater capacity to accommodate the potential population to the year 2037. In addition, it appears that there is sufficient water capacity to accommodate the potential population for the Hudson Settlement Area.

Development is primarily located in the two settlement areas of: Urban Sioux Lookout and Hudson. The Drayton Area and rural area of the Municipality is characterized by limited development, vast natural areas and undeveloped shorelines of the many lakes within the Municipality with some dispersed development along the highways.

Crown land

In addition, much of the Municipality is Crown land (and land under water). Crown land is managed by the Ministry of Natural Resources and Forestry with the Ministry of Energy, Northern Development and Mines having responsibility for mining lands under the *Mining Act*. In certain areas of the Municipality, it will be desirable for the Crown to release land for development in order to achieve the development objectives of the

Municipality. On-going consultation and cooperation between the Province and the Municipality is necessary for the proper and appropriate development of the Municipality.

Adjacent to Hudson, but beyond the municipal boundaries is Lac Seul First Nation, which is an engaged First Nation that is comprised of three communities accessible by road. Many of the First Nation peoples from Lac Seul are employed in the municipality and access services, such as medical and educational institutions.

Lac Seul First Nations

1.3.1 SETTLEMENT AREAS

Settlement areas are defined in the 2014 Provincial Policy Statement as urban and rural settlement areas within municipalities that are built up areas where development is concentrated and which have a mix of land uses; and lands that have been designated in an official plan for development over the long term planning horizon.

The Municipality of Sioux Lookout has two settlement areas: Urban Sioux Lookout, and Hudson. These two settlement areas shall be the focus of growth and development.

Urban Sioux Lookout represents the largest settlement area in the municipality and is fully serviced by water and wastewater systems. Sioux Lookout's downtown core is situated directly north of the CN Rail main line. It is characterized by a mix of institutional, retail and service commercial uses along Front Street to a depth of about three blocks between 2nd and 7th Avenue. The commercial core area also exists to the south of the rail tracks. The area surrounding the rail tracks is comprised primarily of industrial uses.

Urban Sioux Lookout

Hudson is settlement area within the Municipality of Sioux Lookout. Hudson is located approximately 25 kilometres west of Urban Sioux Lookout and has a population of approximately 400 people. Hudson is accessed via Highway 664. The community is nestled between Big Vermilion and Lost Lake. The community is accessed by road and CN Rail main line passes through the community.

Hudson

The community is predominantly residential but a small core of commercial uses is located in the heart of the community.

Residents are serviced with private septic systems, two communal septic fields, and a municipal water supply system that has additional capacity.

Drayton, located south of Urban Sioux Lookout, Drayton is characterized by rural residential and shoreline development abutting Abram Lake and Pelican Lake. There are areas of Drayton along Highway 72 where a limited number of Highway Commercial and Tourist Commercial uses

Drayton Area

exist. Rural residential development in Drayton will occur primarily through infilling in accordance with the policies of this Plan.

Although not part of the urban settlement areas, Alcona and other rural areas will see a limited amount of rural residential development.

Alcona

1.3.2 SIOUX LOOKOUT'S GROWTH STRATEGY

This Official Plan and the Growth Management Study provides population, household and employment forecasts to the year 2038. The purpose of the analysis was to examine the potential for future land supply and demand for residential uses (i.e. housing units) based on the availability of vacant land and potential population to 2038.

Demographics

The results of the Growth Management Study indicated a forecasted population in the year 2038 of 6,200 which is an 18.4 percent increase.

Projected population

The housing required to accommodate the forecasted population to 2038 is 462 units.

The results of the Growth Management Study indicated an additional 631 forecasted jobs to 2038.

Projected employment

1.4 STRUCTURE OF THIS OFFICIAL PLAN

This Official Plan contains written policy and Schedules. The Plan is structured into 10 Sections and begins with broad policy directions and objectives through to specific land use designations and policies, and implementation measures as follows:

Section 1 – Introduction explains the role and structure of the Official Plan and the political and administrative framework within which land use planning is carried out in Ontario.

Section 2 – Vision, Principles, Objectives outlines a vision for the Municipality of Sioux Lookout as well as the key strategic guiding principles and objectives to guide land use planning.

Section 3 – General Development Policies contains development policies that apply to all land use designations.

Section 4 – Land Use Designations is the core of the Official Plan as it establishes land use designations and associated policies which will guide decisions for the use of land for the next 21 years.

Section 5 – Natural / Cultural Heritage Features & Development Constraints contains policies that need to be considered in areas having a Natural / Cultural Heritage Features and/or a Development Constraint as illustrated on Schedule B to this Plan. Natural / Cultural Heritage Features & Development Constraints include but are not limited to Provincially

Significant Wetland, waterfowl areas, nesting sites, mine hazards, Lake Trout lakes, and cultural heritage sites.

Section 6 – Municipal Services consists of policies related to the sanitary, water and sewer infrastructure.

Section 7 – Transportation contains policies for a multi-modal transportation network and policies for encouraging non-vehicular modes of travel.

Section 8 – Implementation contains policies and planning tools related to the implementation of the Official Plan, as well as requirements for development applications.

Section 9 – Interpretation contains policies related to the interpretation of the Official Plan.

Section 10 – Schedules contains maps which provide a geographical reference for the Official Plan policies.

Annex A – Glossary lists terms and definitions for reference.

1.5 HOW TO READ THIS OFFICIAL PLAN

The introductory paragraphs of each Section are meant to provide context for the subsequent policies. The policies provide specific direction and are to be implemented through a variety of mechanisms, including the Zoning By-law. Italicized terms throughout the text refer to statutory Provincial Acts. The Official Plan must be read as a whole since more than one Section or Schedule may apply to a particular area or matter. Areas having an Environmental Features & Development Constraints are also subject to the underlying policies in the Land Use Designations Section of this Plan.

Section 2 VISION, PRINCIPLES, OBJECTIVES

This Section of the Plan establishes the fundamental vision, guiding principles, and objectives that will guide the future development in the Municipality of Sioux Lookout. The policies and land use designations contained in this Plan are based on achieving these objectives. In the event that clarification of the intent of these policies is required, the objectives listed in this Section should be considered. Should any of these factors change significantly, the Plan shall be reviewed to determine whether major policy or land use designation changes are warranted.

2.1 VISION

The vision originates from the Strategic Plan and states: Through innovative leadership we engage our diverse population to create a caring, prosperous place to live, invest and be a desirable destination for regional services and tourism.

2.2 GUIDING PRINCIPLES AND OBJECTIVES

The Official Plan introduces a healthy community approach to land use planning in the Municipality of Sioux Lookout, with a focus on the integration of land use, transportation, and integration to ensure that the social, cultural, economic, and natural environment are considered in the management of change for the Municipality's future.

Healthy community

Growth and development should be directed to locations within the two settlement areas where it makes financial sense by using existing and planned infrastructure. New development should be designed to use land efficiently, be responsible to the natural environment and be compatible with existing land uses.

To protect and enhance the quality of life and shape change, the Official Plan subscribes to the following Guiding Principles for land use. Under each principle are several key objectives to help achieve the overall vision for the Municipality.

Guiding principles and objectives

2.2.1 PRINCIPLE 1 – SUSTAINABLE DEVELOPMENT

The Municipality shall promote sustainable development to enhance the quality of life for present and future generations.

Objectives:

- To promote compact development.
- To direct residential development to the two settlement areas of Urban Sioux Lookout and Hudson.

- To support and encourage infill and intensification in built up areas within the two settlement areas where municipal services exist.
- To permit limited residential growth in the Drayton Area and the Rural designation, where lot size and configuration can support private water supply and sanitary sewage systems, and where the development would be compatible with the character of the land use in the surrounding area.
- To permit limited dry industrial uses in the unserved area in size and number, except where the development consists of a resource based industry that requires a large land area and is compatible with the surrounding land uses.
- To provide opportunities for the adaptive re-use of former industrial areas and Brownfield sites where the industrial use is no longer viable.
- To permit mix-use areas and buildings with a variety of compatible uses.

2.2.2 PRINCIPLE 2 – NATURAL ENVIRONMENT AND RESOURCES

The Municipality shall support the protection and integrity of the natural environment as valued by the community.

Objectives:

- To protect natural and cultural heritage features and areas, surface water and groundwater features.
- To minimize negative impacts to air quality and climate change through site design.
- To protect and preserve and enhance hazard lands, sensitive areas, and important natural resources such as fish and wildlife habitat areas, wetlands, minerals and aggregates.

2.2.3 PRINCIPLE 3 – AFFORDABLE HOUSING

The Municipality shall support the location and integration of affordable housing within new or existing development.

Objectives:

To provide a range and mix of affordable housing types in locations that are close to services and amenities, and that are compatible with adjacent land uses.

2.2.4 PRINCIPLE 4 – DIVERSIFIED ECONOMY

The Municipality shall maintain and seek opportunities for a strong, diversified economy that provides a wide range of employment opportunities for its residents.

Objectives:

- To support the Airport and air transportation facilities as economic drivers for the Municipality and encourage employment uses to locate on land surrounding the Airport.
- To continue fostering partnerships with Lac Seul First Nation and other Sioux Lookout Area First Nations to identify economic development and other opportunities.
- To coordinate with Indigenous communities on planning matters related to economic development and employment land uses.
- To promote the Municipality as a “hub” for health care, tourism and government services.
- To ensure that there are sufficient municipally serviced lands for the expansion of residential, industrial and commercial development to support industrial expansion.
- To support the extraction of sand and gravel, minerals and forest products by providing sufficient and designated land for commercial and industrial purpose to support these uses.

2.2.5 PRINCIPLE 5 – TOURIST DESTINATION

Over the lifetime of this Plan, the Municipality of Sioux Lookout shall continue to expand its role as an urban, cultural service centre and tourist destination, providing services to the traveling public and residents of the area.

Objectives:

- To provide opportunities to enhance the downtown as a destination for visitors by providing docking facilities.
- To support the development of the heritage sector to meet visitor expectations by preserving important buildings, landscapes, and other elements that defines or represents Sioux Lookout’s history such as Centennial Park.
- To coordinate with Indigenous communities on planning matters related to tourism.
- To provide opportunities for eco-tourism in a manner that is balanced with the protection and conservation of the natural environment.

2.2.6 PRINCIPLE 6 – COMPLETE COMMUNITIES

The Municipality shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities that include appropriate housing, recreation facilities and jobs.

The Municipality supports the co-location of public service facilities in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration and active transportation.

Objectives:

- To support mixed-use opportunities where compatible.
- To enhance the quality of life for existing and future residents by improving access to parkland, cultural and recreational facilities.
- To provide a range of housing types so that residents can age in place or within the neighbourhood (e.g. downsize from a 2-storey single-detached -to a bungalow -or to an apartment -or a garden suite).
- To promote green infrastructure, energy efficiency and conservation where feasible.
- To consider impacts of climate change.
- To ensure that development is strategically located to support the effective and efficient delivery of emergency management services.

2.2.7 PRINCIPLE 7 – MULTI-MODAL TRANSPORTATION SYSTEM

Sioux Lookout will strive to provide a range of mobile transportation modes that are accessible for persons of all ages and abilities by connecting people and places through coordinated land use, urban design, and transportation planning efforts.

Objectives:

- To support the establishment of an efficient safe and inclusive multi-mode transportation system for all users.
- To prioritize trails and pathways.
- To implement a linked network of safe and active transportation trails and pathways.
- Minimize the loss of future opportunities for sidewalks, trails and pathway development by land acquisition at the time of development.

2.2.8 PRINCIPLE 8 – COMMUNITY AND INDIGENOUS ENGAGEMENT

Sioux Lookout shall promote inclusivity of all people and backgrounds to participate and collaborate in achieving the community's vision.

Inform, educate, and obtain the views of the public on matters requiring approval under the Planning Act.

The Municipality will pursue the preparation of a land use planning communication strategy in consultation with Indigenous communities which outlines when and how the Municipality will engage with Indigenous communities on development applications and land use projects.

Objectives:

- To ensure that all stakeholders and the public have appropriate and adequate opportunities to participate in planning processes.

- To recognize and respect the cultural values and heritage, and to engage other Sioux Lookout Area First Nations and Lac Seul First Nation which are adjacent to the Municipal boundary.
- To consult with Indigenous groups or Nations on matters that hold potential relevance to Indigenous persons.

Section 3 GENERAL LAND USE POLICIES

These policies apply to all development in the Municipality. When considering proposals for development, Official Plan Amendments, Zoning By-law Amendments, Consents, Subdivision or any other form of development requiring approval from the Municipality, the following policies shall be considered, along with other policies in this Official Plan.

For specific developments, whenever it is deemed appropriate, the Municipality shall refer to other agencies for the purposes of technical assistance related to these general land use policies.

3.1 SETTLEMENT AREAS

There are two settlement areas within the entire Municipality of Sioux Lookout:

- Urban Sioux Lookout
- Hudson

The boundaries of these settlement areas are found on Schedules A, A1, A3, and B to this Official Plan. Urban Sioux Lookout is considered the primary settlement area and Hudson is the secondary settlement area. It is the intent of this Plan to focus growth and development to the Urban Sioux Lookout settlement area. Some growth will occur in the Hudson settlement area and a limited amount of rural residential growth and other rural land uses will occur in the Drayton Area and in the rural areas of the Municipality.

3.1.1 GENERAL POLICIES FOR SETTLEMENT AREAS

The following policies apply to settlement areas:

- a) Changes to the settlement area boundary may be allowed only at the time of a comprehensive review of this Official Plan.
- b) Institutional uses such as schools and places of worship should generally be located in the settlement areas of the Municipality. However, if Council is satisfied that the proposed use requires a location outside of the settlement areas and can be designed to be compatible with the natural environment and adjacent uses, then the use shall be permitted.
- c) Minor changes to the settlement area boundaries that do not increase the total amount of land designated for development may be permitted with appropriate planning justification in order to meet the objectives of this Plan and to reflect physical and environmental conditions that affect the suitability of land within the settlement areas for development.
- d) Where other applicable policies allow for industrial uses on private services, these shall generally be restricted to dry

industrial uses or uses that are capable of being serviced by rural service levels.

- e) Any development resulting in the location of a sewage disposal system within 300 metres of a waterbody will require consideration of the impact of the development on the water quality and remaining development capacity of the lake, consistent with policy 3.24 of this Plan.

3.1.2 URBAN SIOUX LOOKOUT SETTLEMENT AREA

- a) Urban Sioux Lookout is the largest settlement area in the Municipality and is fully serviced with municipal water and wastewater systems. A wide range of uses shall be permitted subject to the policies in the Land Use Designations Section of this Official Plan to ensure that neighbourhoods and communities are well served and connected.
- b) There is a need to provide greater detail in planning policies for this area. Therefore, within this area there are separate land use designations that identify future land uses within the urban area. These designations are shown on Schedule A-1 to this Plan with additional policy direction provided in the Land Use Designations Section of this Plan.
- c) Within the Urban Sioux Lookout Settlement Area, compatible development through infill and intensification is strongly encouraged. Consideration shall be had to lands identified in the 2002 Sioux Lookout residential Lot Assessment Study.
- d) New development within the existing servicing limits shall be serviced by municipal water and sewage services.
- e) The Municipality shall set a target of 15 percent of all new residential development to take the form of infilling and intensification within the current serviced area.
- f) In order to encourage a compact urban form and to promote the creation of affordable housing, including rental accommodation, the Municipality has established the following housing targets for Urban Sioux Lookout Settlement Area:

Dwelling Type	Percent	Density units/net ha
Low Density	80%	12 to 16 u/net ha
Medium Density	8%	17 to 39 u/net ha
High Density	12%	40 or higher u/net ha
Total	100%	

Based on the definition of affordable in Section 3.6, an overall target of 10% of all housing development is established for the provision of affordable housing over the 20-year time horizon of this plan.

3.1.3 HUDSON SETTLEMENT AREA

Highway 664 provides access to the Hudson Settlement Area. The community of Hudson has a municipal water system capable of servicing

a population of 1,000 persons. There are three areas of designated residential land in the community of Hudson that are capable of supporting additional residential and rural residential lot creation.

The community of Hudson shall develop according to the following policies:

- a) Residential development shall only occur on roads that are maintained year round or as infilling on existing road rights-of-way. New lots shall be large enough to ensure that development is sustainable in the long term based on the method of servicing used. In some areas it may be necessary to merge existing lots in order to provide sufficient land area to accommodate a dwelling.
- b) New development on partial services shall only proceed through infill and minor rounding out of existing development or where they are necessary to address failed individual on-site sewage services, if site conditions are suitable for the long-term provision of such services with no negative impacts. A limited number of lots may be created on the basis of partial services. The minimum lot size shall be no less than 1 hectare. New lots requiring an extension to the existing municipal water supply shall not be permitted in the Hudson Settlement Area. Smaller lots may be considered if it can be demonstrated that the average lot size within 500 metres of the subject land is 1 hectare or greater, or if a smaller lot area is proposed, if a hydrogeological study supporting the reduced lot size has been prepared in accordance with Provincial Guidelines. If a hydrogeological study confirms that a smaller lot size is appropriate, an Official Plan Amendment shall not be required.
- c) A mix of residential, commercial, industrial, institutional and open space uses shall be permitted, as long as policies and requirements outlined in Section 6 of this Plan are addressed to Council's satisfaction.
- d) Retail commercial uses are encouraged to locate adjacent to Highway 664 on land designated as Commercial Core. Redevelopment of existing residential uses in this area may be required to accommodate new commercial uses.
- e) Commercial uses that service the tourism industry are encouraged to locate fronting onto Lost Lake. Existing development in this area may proceed in the absence of public road access provided that Council is satisfied that legal rights-of-way have been secured.
- f) The Municipality may investigate opportunities for funding programs that will assist in the redevelopment of private and public lands in the community of Hudson. The Municipality will use its best efforts to provide safe walkways and recreational lands within the community.

3.2 DRAYTON AREA

3.2.1 DRAYTON AREA

The Drayton Area consists of a large number of residential uses that have developed on private services adjacent to the urban service area of Sioux Lookout. In addition, there is some commercial development adjacent to Highway 72. The Drayton Area is shown on Schedule A-2 to this Plan.

The Drayton Area, unlike the Urban Sioux Lookout and Hudson Settlement Areas, generally does not contain the mix of land uses required to be considered a Settlement Area.

Development in this area shall be in accordance with the following policies:

- a) The Municipality shall not provide full municipal sewage and water services in the Drayton Area. New lots shall be a minimum of 1 hectare in size in accordance with Provincial Guidelines and Section 6 of this Plan.
- b) Limited residential development shall occur primarily as infilling by consent within the existing Residential designation.
- c) Commercial uses shall have frontage and access on to Highway 72 subject to the approval of the Ministry of Transportation.
- d) Small scale commercial and industrial uses can locate without frontage onto Highway 72 where such development is adjacent to an existing non-residential use and where that development will provide an appropriate transition between the existing non-residential use and the adjacent land uses.
- e) Commercial uses in the Drayton Area shall be limited to tourist related uses such as resorts, motels, restaurants, service stations.
- f) Home industries and home occupations shall be permitted in the Drayton Area, subject to appropriate zoning and compatibility with surrounding land uses.
- g) Uses which are primarily retail in function are encouraged to locate within the Urban Sioux Lookout Settlement Area, specifically in the Commercial Core land use designation.

3.3 LAND USE COMPATIBILITY

As much as possible, land use conflicts should be avoided. The encroachment of residential or other sensitive land uses and major facilities (such as airports, industries, resource extraction activities, waste management systems, sewage treatment facilities, and transportation/rail infrastructure and corridors) on one another is discouraged. Whenever a change in land use is proposed, consideration will be given to the effect of the proposed land use on existing and committed future land uses.

Where planning approvals are required to accommodate the establishment or expansion of either major facilities or residential/other sensitive land uses, proposals will be reviewed in accordance with the

requirements of Ministry of the Environment, Conservation and Parks guidelines to ensure that land uses will be appropriately designed, buffered, and/or separated from each other to prevent adverse effects from odour, noise, and other contaminants, and minimize the risk to public health and safety.

Where proposed developments may result in potential compatibility concerns, proponents may be required to provide supporting technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks guidelines, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also 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 shall not proceed.

Compatibility can be achieved in a variety of ways, including the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing.

Planning for land use in the vicinity of airports shall be undertaken so that:

- a) The long term operation and economic role of the airport is protected.
- b) Airport and sensitive land uses are appropriately designed and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.

3.3.1 POLICIES

The Municipality will evaluate the compatibility of development applications on the basis of the following compatibility criteria. In any situation, individual criteria may not apply and/or may not be evaluated on the basis of site circumstances:

- a) **Traffic:** Roads should adequately serve the proposed development, with sufficient capacity to accommodate the anticipated traffic generated. Generally, uses that have the potential to generate large volumes of traffic should be located on arterial or collector roads to minimize the potential for traffic infiltration on local roads.
- b) **Vehicular Access:** The location and orientation of vehicle access and egress should address matters such as the impact of noise, headlight glare, snow removal and privacy loss on adjacent development or development on the opposite side. Uses that have the potential to generate a large amount of vehicular traffic should be located on arterial or collector roads.
- c) **Parking Requirements:** The development should have adequate on-site parking to minimize the potential for spillover parking on

adjacent areas. Council may consider cash-in-lieu of parking in the Commercial Core.

- d) **Outdoor Amenity Areas:** The development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of buildings and the use of screening, lighting, buffering or other mitigative design measure.
- e) **Loading Areas, Service Areas, and Outdoor Storage:** The operational functions and visual appearance of loading facilities, service areas, including waste disposal areas, snow storage areas, parking and areas for outdoor storage of goods and/or materials should be mitigated using a variety of methods (e.g. location, containment, berms, landscaping, and/or screening). These uses should be located away from residential areas.
- f) **Lighting:** Low-impact lighting shall be used to avoid light pollution, keeping in mind the importance safe lighting standards.
- g) **Noise and Air Quality:** The development should be located and designed to minimize the potential for significant adverse impacts on adjacent sensitive uses related to noise, odours, and other emissions. The NPC300 or applicable Environmental Noise Guideline shall provide direction on appropriateness of development relating to noise impacts.
- h) **Sunlight:** The development should minimize shadowing on adjacent properties, to the extent practicable, particularly on outdoor amenity areas, through the siting of buildings or other design measures.
- i) **Microclimate:** The development should be designed to minimize adverse impacts related to wind, snow drifting, and temperature on adjacent properties.
- j) **Supporting Neighbourhood Services:** The development should contribute to or be adequately served by existing or proposed services and amenities such as health facilities, school, parks, and leisure areas. Where a development contributes to such services and amenities, the development should be at a scale that is in keeping with the character of the area.

3.3.2 SEWAGE TREATMENT PLANT

Proposals for planning approvals to allow for new or expanded residential or other sensitive land uses in close proximity to the Sioux Lookout Sewage Treatment Plant shall be evaluated according to the compatibility criteria identified in Policy 3.2.1 of this Plan. A minimum separation distance of 100 metres shall be maintained between the Sewage Treatment Plant and the nearest property line of any residential or other sensitive land uses, wherever possible. The location of the Sewage Treatment Plant is illustrated on Schedule A1 to this Plan.

3.4 COMMUNITY AND NEIGHBOURHOOD DESIGN

The purpose of this Section is to provide guidance with respect to land use and urban design for future development within the Municipality of Sioux Lookout. Urban design objectives and compatibility criteria contribute to the creation of liveable, complete communities and neighbourhoods, and to uses in all designations.

A focus on urban design focuses attention to how buildings and the spaces around them look and function in their setting. It contributes to creating lively places with distinctive character and establishing meaningful connections between people and the built environment. The best urban design is informed by a solid appreciation of the place being built, the people in it, and the community around it.

The urban design principles outlined below are high-level and are intended to assist those involved in development. The principles recognize that development proposals should be given the flexibility to address design matters in different ways, allowing for creativity and dialogue, particularly since different design responses may be appropriate depending on the context of each area.

In addition, recent changes to the *Planning Act* provide municipalities with the ability to include the following in the site plan approval process:

- Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design; and
- Sustainable design elements on any adjoining highway under a municipality's jurisdiction.

In order to take advantage of the enabling legislation, both the Official Plan and the Site Plan Control By-law must contain provisions relating to these matters.

3.4.1 URBAN DESIGN PRINCIPLES

The following urban design principles should be considered in the preparation and review of development proposals in the Residential, Mixed-Use, Commercial Core, and Tourist Commercial designations. As such new development should:

- a) recognize and reflect on the history and cultural values of the community;
- b) reflect a thorough and sensitive understanding of place, context and setting;
- c) establish a built form that evolves through architectural style and innovation;
- d) contribute to attractive public spaces and important views, and protect sightlines to significant cultural heritage resources;
- e) be visible and safe;
- f) meet the needs of pedestrians as a priority;

- g) contribute to attractive public spaces and important views;
- h) accommodate the needs of a range of people, including children, seniors, and people with disabilities;
- i) complement, integrate and enhance existing environmental features and landscapes;
- j) achieve a more compact form over time;
- k) generally be based on a modified grid network in order to provide a well connected and integrated road system;
- l) achieve compatibility with existing uses;
- m) integrate energy efficient and green design features; and
- n) conserve, retain, and enhance significant heritage buildings, landscapes, and archaeological features through effective community design.
- o) promote design and orientation that maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation where possible.

3.5 RESIDENTIAL DENSITIES

Density is a relative term that is used to define the scale and grain of development. It is typically a measure of persons or dwelling units per unit of land area. Net residential density is usually expressed in the number of dwelling units per hectare and is a measure based on the area of land exclusively for residential use, including private roads and parking areas but excluding public streets, rights-of-way, parks, environmental areas and non-residential uses.

3.6 AFFORDABLE HOUSING

It is a policy of this Plan to ensure existing and new residents have access to a range and mix of affordable housing choices. To be considered affordable, affordable shall be defined as the following:

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

- a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- b) 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;

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

- a) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- b) a unit for which the rent is at or below the average market rent of a unit in the regional market area."

3.7 SECONDARY DWELLING UNITS

Secondary dwelling units are permitted within single-detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory buildings in all designations where residential uses are permitted. Secondary dwelling units may be limited or restricted in natural hazard areas and in residential / recreational shoreline areas.

Only one secondary dwelling unit per property is permitted. For secondary dwelling units that are serviced by septic systems and private wells, it must be demonstrated that on-site servicing has sufficient capacity for the additional dwelling unit.

3.8 GARDEN SUITES

Garden Suites shall be permitted in the Residential, Residential Shoreline, Rural and Rural Residential designations. A garden suite may only be permitted as a temporary use subject to a rezoning. A garden suite means a one-unit detached residential structure containing kitchen and bathroom facilities that is ancillary to an existing principal dwelling and that is designed to be portable.

For garden suites serviced by septic systems and private wells, it must be demonstrated that on-site servicing have sufficient capacity for the garden suite.

As per the *Planning Act* regulations for garden suites, Council shall require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the council considers necessary.

3.9 GROUP HOMES

It is the intent of this Official Plan to recognize the need for group homes and to ensure effective integration of group homes in the community. Group homes shall be permitted in accordance with the Ontario Human Rights Code and in all land use designations which permit residential uses.

3.10 HOME OCCUPATIONS

Home occupations shall be permitted in the following land use designations: Residential, Mixed-Use, and Rural. Home Occupations mean an occupation conducted for gain or profit as a secondary use within a dwelling unit or within a building or structure accessory to a dwelling unit.

Home occupations shall be compatible with residential uses so that the home occupations do not adversely impact neighbouring properties by virtue of their appearance, function or by attracting large volumes of traffic. The Zoning By-law shall include regulations that govern Home Occupations.

Entrances serving home occupations located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance may not be converted to a commercial entrance in the future without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the home occupation. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

3.11 HOME INDUSTRIES

Home industries mean a gainful occupation that may include a carpentry shop, a craft shop, a metal working shop, a plumbing shop and electrical shop, a welding shop, conducted in whole or in part in an accessory building to a permitted dwelling unit. Home industries may generally be permitted in the rural areas of the Municipality, including the Drayton Area, Hudson Settlement Area, and in the Rural designation.

Where permitted, home industries shall be secondary to the residential use of the property, and shall not generate adverse impacts on surrounding properties. The implementing Zoning By-law shall contain regulations to ensure that home industries are adequately separated from residential or other sensitive land uses, both on and off the property in accordance with Ministry of the Environment, Conservation and Parks Guidelines. Home industries which can no longer be considered secondary to the residential uses of the property shall be required to relocate to a site zoned to permit industrial uses.

Where contamination is suspected, the reuse of former home industry sites for alternative land uses shall be considered in accordance with the provisions of this Plan regarding potentially contaminated sites. Where required by the *Environmental Protection Act*, a Certificate of Approval must be obtained prior to the commencement of the home industrial use.

Home industries shall not be permitted in the Hudson Residential (HR) Zone of the implementing Zoning By-law.

Entrances serving home industries located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance may not be converted to a commercial entrance in the future without the

review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the home industry. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

3.12 CROWN LANDS

A large portion of the land within the Municipal boundary is owned by the Crown. The use of Crown lands for the purposes identified in this Plan will require that the lands be acquired from the Crown in accordance with provincial requirements. Acquisition of these lands will generally be supported by the Municipality where the future use of those lands is in accordance with this Plan.

3.13 FORESTRY OPERATIONS

- a) When reviewing proposals to develop lands within the Municipality, Council shall consider the impact of the development on the ability to provide a continuous sustainable forestry industry in the Municipality.
 - Key aspects important to the forest industry is the amount of land base in forest production and long term access to Crown land beyond Municipal land/private land. Other considerations are impacts on operating hours and recognition upfront that a range of forestry activities may occur on adjacent lands so developers and community members are aware in advance of the potential for forestry activities.
- b) Similarly, when forest management plans are being prepared, the plans should recognize the impacts of forestry operations on Municipal properties and road systems. Longer term development opportunities and recreational interests of Mayor and Council can be vetted through the established Ministry of Natural Resources and Forestry District Manager, Mayor and CAO quarterly meetings.

3.14 COMMUNITY GARDENS

The Municipality recognizes the reality of rising food costs, and a growing culture for locally grown produce. The Municipality shall encourage community gardens/roof top gardens as important resources to the community and as an attractive alternative source of food for residents. The Municipality shall support community gardens by:

- a) Permitting community gardens and roof top gardens in any designation.
- b) Promoting community gardens in all development/redevelopment initiatives;
- c) Identifying sites, including Municipal parks, for the establishment of community gardens;

- d) Providing infrastructure support such as water, compost, and top soil; and
- e) Identifying opportunities for multiple partnerships.

3.15 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.

3.16 DRIVE-THROUGH FACILITY

Drive-through facilities may be permitted in the Commercial Core, Mixed-Use, Highway Commercial, Business Park and Industrial designations subject to:

- a) The policies set out under the Land Use Compatibility Section of this Plan;
- b) The provision of a Planning Rationale that includes but is not limited to how a proposed development achieves the intent of the Community and Neighbourhood Design Section of this Plan;
- c) A Transportation Impact Study shall be required for proposed drive-through facilities in the Commercial Core or Highway Commercial designations that demonstrate whether the traffic generated by the proposed use would impact on adjacent uses and traffic flow.

Drive-through facilities may be permitted in the Commercial Core designation subject to the following additional requirements:

- a) The provision of a Planning Rationale that includes but is not limited to how a proposed development achieves the intent of the Urban Design Principles, in Section 3.4.1 in the Official Plan;
- b) Drive-through facilities shall not be located between a main building and the public street.

Drive-through facilities will be subject to Site Plan Approval. Site plans shall conform to the provisions of this Section of the Official Plan, and shall ensure that pedestrian movements and vehicular movements are provided in a safe manner.

3.17 AGRICULTURAL USES

Any non-agricultural development, including the creation lots, occurring in the vicinity of livestock operations and new or expanding livestock operations shall meet the requirements of the Minimum Distance Separation Formulae, as amended from time-to-time.

3.18 DEVELOPMENT ADJACENT TO WATERCOURSES AND WATER BODIES

Where permitted by all other applicable policies of this Plan, development and site alteration may be permitted within and adjacent to fish habitat (within 120 metres), provided that it has first been

demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified. Where no detailed fish habitat mapping has been completed, all water features – including permanent or intermittent streams, headwaters, seasonally flooded areas, municipal or agricultural surface drains, lakes and ponds (except human-made off-stream ponds) – shall initially be considered fish habitat unless it can be demonstrated to the satisfaction of the Ministry of Natural Resources and Forestry that the feature does not constitute fish habitat as defined by the *Fisheries Act*. This can be demonstrated through an Environmental Impact Statement or a Fishery Assessment from a qualified professional. A Site Plan Agreement may be required to implement mitigation measures provided in site specific study.

Where development may proceed within 120 metres adjacent to fish habitat, an appropriate setback for development from the shoreline shall be provided. A natural vegetative buffer area shall be provided adjacent to the shoreline. Site alteration and disturbance of vegetation within the vegetative buffer shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work.

Prior to development, approvals and permits will be required from the Ministry of Natural Resources and Forestry, and the Department of Fisheries and Oceans Canada.

The Municipality shall also encourage, through planning approvals and other mechanisms such as landowner education, the use of Best Management Practices for shoreline development, including measures such as the following:

- a) locating on-site sewage systems where native soils are deepest, and at the furthest distance possible from the shoreline. A minimum setback of 30 metres for sewage systems is recommended wherever possible;
- b) minimizing the clearing of natural vegetation on the site, particularly along the shoreline;
- c) reducing lot grading;
- d) using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
- e) directing roof leaders to rear yard ponding areas, soakaway pits or to cisterns or rain barrels; and
- f) sump pumping foundation drains to rear yard ponding areas and infiltration trenches.

Where development will result in the harmful alteration, disruption, or destruction of fish habitat, prior authorization from the federal Department of Fisheries and Oceans is required under the federal *Fisheries Act*.

On lake trout lakes referred to in Section 5.1.2 on new lots, all new buildings including sewage systems shall be set back at least 120 metres from the water's edge.

Lake Capacity Assessments may be required prior to development taking place in accordance with Policy 3.24 of this Plan.

On existing lots of record, development may proceed in accordance with the requirements of the Zoning By-law.

When considering applications for new waterfront development, Council shall ensure that cultural heritage resources, both on shore and in the water, are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

3.19 WATER LOTS

Any water lot will assume the adjacent land use designation.

3.20 WAYSIDE PITS & QUARRIES, PORTABLE CONCRETE & ASPHALT PLANTS

Although not designated on any Schedule to this Plan wayside pits and quarries, portable concrete and asphalt plants, used for public authority contracts, will be permitted without the need for an Official Plan amendment, or rezoning, in all areas except in those areas of existing development designated as Environmental Protection, Hazard Land and Provincially Significant Wetland. Site Plan Control shall be applied.

- a) A permit for a wayside pit or quarry is granted subject to the provisions of the *Aggregate Resources Act*, and as such, the public consultation process and the rehabilitation of the site must be carried out in conformity with the *Aggregate Resources Act*.
- b) Permits shall include conservation and/or mitigation measures to ensure no negative impacts on cultural heritage resources.
- c) When considering an application for the enlargement or expansion of an existing wayside pit or quarry, Council shall require the applicant to rehabilitate the existing pit or existing quarry in an agreed upon manner.
- d) Council shall ensure the Ministry of Natural Resources and Forestry requires the rehabilitation of all wayside pits and quarries on Crown Land at the end of the temporary project. The Ministry of Natural Resources and Forestry is required to make this a condition under the *Aggregate Resources Act*. In assessing an application, the Ministry of Natural Resources and Forestry is encouraged to have regard for the established planning policies of the Municipality.
- e) Activities involving blasting within 10 kilometres of the Airport shall be coordinated with the Airport Manager to mitigate hazards to aviation safety.

3.21 SURFACE AND GROUNDWATER QUALITY

Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse or lake. For any proposed development within 300 metres of a lake, the policies from Sections 3.18 and 3.24 may apply.

Development shall not be permitted where the potential exists for contamination of aquifers and groundwater supplies. For individual development applications, potential impacts on groundwater shall be addressed in accordance with policies applying to privately serviced development. Council may require a hydrogeology study to determine potential impacts of the development on the groundwater resources.

Where development would result in sedimentation, stormwater contaminants, or a significant increase in storm water run-off, the municipality shall require the proponent to complete a drainage/storm water management plan/report in accordance with the D-series, D-5-4 and D-5-5 for policies applying to privately serviced development that will ensure that off-site surface water quality and quantity is not adversely impacted by the development. The policies of the Municipal Services Section of this Plan, with respect to stormwater management, shall apply.

A drainage/stormwater management report/plan shall be prepared by the proponent with the assistance of a qualified engineer licensed in the Province of Ontario, and reviewed and approved by the Ministry of Transportation for those developments, located adjacent to, or in the vicinity of, a provincial highway whose drainage would impact the highway and/or downstream properties.

3.22 UTILITY CORRIDORS

Notwithstanding any policy in this Official Plan, public utilities, including hydro facilities, shall be permitted in all areas without a Plan amendment.

3.23 COMMUNICATION TOWERS

The Municipality of Sioux Lookout recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of service.

A proponent seeking to establish a communications tower shall work with the Municipality, seek input from the community, and meet the requirements as set out in the *Radio Communications Act*.

3.24 LAKESHORE CAPACITY ASSESSMENT

Lakeshore capacity assessment is a planning tool that is used to predict how much development can take place along the shorelines of inland lakes on the Precambrian Shield without impairing water quality (i.e., by affecting levels of phosphorus and dissolved oxygen).

A lake trout lake may be determined to be at capacity for shoreline development if measured oxygen is below the dissolved oxygen criterion of 7 milligrams per litre, or if modeling indicates that development of existing lots of record will cause the oxygen level to fall below the criterion.

The Ministry of the Environment, Conservation and Parks may require a Lakeshore Capacity Assessment to be completed prior to the consideration of planning approvals allowing for development utilizing a private sewage disposal system within 300 metres of a lake. The Assessment will be conducted to demonstrate that such development will not result in a decline in the water quality or quality of the lake and that lake capacity is available. The cost of such assessment will be borne by the proponent. Where the creation of lots on private sewage systems within 300 metres of the shoreline or any waterbody is proposed, the Municipality will consult with the Ministry of the Environment, Conservation and Parks to determine if a Lakeshore Capacity Assessment is required.

Where Ministry of the Environment, Conservation and Parks has determined that a Lakeshore Capacity Assessment is necessary, the creation of lots or units within 300 metres of a lake shall be considered only where the results of a Lakeshore Capacity Assessment, completed in accordance with Ministry of the Environment, Conservation and Parks requirements, has identified that there is sufficient development capacity remaining to support the proposed development, or under one of the following circumstances:

- a) The tile fields on each new lot are set back at least 300 metres from the high water mark of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;
- b) The tile fields on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at capacity;
- c) To separate legal existing, habitable dwellings, each having a separate sewage system, provided that the land use would not change and if all lots meet the applicable minimum lot size; or,
- d) The proposed new use, has a scale and density that is less than or equal to that which currently exists on site, and shall demonstrate a net reduction of the phosphorus loading on the lake.

The Municipality, where considered necessary, will promote the use of Best Management Practices to minimize the impacts of development on water quality. Best Management practices may include, and are not limited to, measures such as: large lot sizes and increased lot frontage requirements; enhanced setbacks for buildings, structures, and septic systems; protection of lakeshore vegetated buffers; avoidance of steeply graded lots; restrictions on the amount of impervious surfaces such as parking areas and patios; the use of lot-level Stormwater management

practices such as infiltration from roof leaders to reduce runoff; limitations on the use of fertilizers; and the use of erosion control measures during site development and construction.

Council will encourage owners of properties adjacent to lakes and water bodies to participate in the Ontario Ministry of the Environment, Conservation and Parks Lake Partner Program. The information collected through the program allows the early detection of changes in the nutrient status and/or the water clarity of lakes due to the impacts of shoreline development, climate change, and other stresses.

3.25 WILDLAND FIRE

In accordance with the Wildland Fire Risk Assessment and Mitigation Manual provided by the Province, development shall be directed away from areas having hazardous forest types and development applications in areas of high to extreme risk for wildland fire must be supported by a risk assessment that identifies mitigation measures to lower the risk. Refer to Appendix A for mapping of the high to extreme risk areas.

3.26 CONSERVATION AND CLIMATE CHANGE

In collaboration with agencies such as Natural Resources Canada and Health Canada, the Municipality may consider the preparation of a Climate Change Mitigation and Adaption Plan. The Municipality shall support energy and water conservation, air improvement and protection and climate change adaptation by encouraging or promoting, but not limited to, the following:

- a) Compact development where appropriate;
- b) Design and site orientation which maximizes the use of passive solar opportunities;
- c) Community gardens including composting opportunities; and,
- d) Use of vegetation for renewable energy projects.

For purposes of subsection 16(14) of the Planning Act, council will incorporate into the official plan goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency. An amendment to incorporate these policies will be undertaken prior to the next 10-year update of the official plan.

Section 4 LAND USE DESIGNATIONS

This part of the Plan establishes policies for the land use areas shown on Schedules A to A3. These policies identify where different types of land use should locate in the Municipality, the extent of land that will be developed for that use and the development standards that will be applied when new development occurs. The policies in this Section should also be read in conjunction with other policies in this Plan, in particular the General Land Use Policies, the Natural/Cultural Heritage Features & Development Constraints, as well as the Municipal Services Sections.

4.1 RESIDENTIAL

The Residential designation recognizes existing residential areas and lands for future residential uses.

4.1.1 PERMITTED USES

- a) A range of housing types and tenures shall be permitted in the Residential designation. The Zoning By-law shall define various types of housing forms and densities that shall be permitted in this land use designation.
- b) Existing mobile home parks.
- c) Public parks, schools, community facilities, places of worship, group homes, and emergency shelters are also permitted on land designated Residential within the Urban Sioux Lookout Settlement Area and within the Hudson Settlement Area. In considering these uses Council shall apply the land use compatibility policies of this Plan to ensure that the primary residential character of any neighbourhood is maintained.
- d) Neighbourhood commercial uses such as convenience stores shall also be permitted in the Residential designation through a Zoning By-law Amendment.

4.1.2 POLICIES

- a) Medium and high density housing shall be located and designed to have minimal impact on surrounding residential development. Increased setbacks and buffering will be required for these uses and shall be regulated by the Zoning By-law.
- b) Council encourages the redevelopment of the existing mobile home parks within the Residential designation to be compatible with surrounding residential development.
- c) The Municipality will seek financial assistance from senior levels of government wherever possible to assist home owners and the Municipality in improving the housing stock and municipal infrastructure in the Residential designation.
- d) Proposals for planning approvals to allow for new or expanded residential or other sensitive land uses in close proximity to the

Sioux Lookout sewage treatment plant shall be subject to the Land Use Compatibility policies of this Plan.

- e) New mobile home parks shall only be permitted where it can be demonstrated that the mobile home park can be adequately serviced with municipal sewage and water services; the transportation network can adequately service the development; and, the development conforms to the land use compatibility policies of this Plan.
- f) Areas planned for future residential development shall be zoned Future Development in the implementing Zoning By-law. Prior to development of lands zoned Future Development, a development plan shall be completed that identifies a mix of densities and unit types in accordance with the growth management policies of this Plan. Medium and High Density residential development may proceed in advance of a development plan.

4.1.3 EXCEPTIONS

4.1.3.2 OPA No. 2:

Notwithstanding the provisions of Policy 4.1.1 (Permitted Uses) of this Plan, on those lands described as Lot 496 on Plan M 220, Massage Therapy Practice shall be allowed in an existing dwelling.

4.2 MIXED-USE

Land designated as Mixed-Use on Schedules A1 and A3 of this Official Plan, are areas that have been identified as strategic locations within the Municipality that are fully serviced with municipal water and sewer or are capable of being fully serviced, and are in visible locations with good road access.

4.2.1 PERMITTED USES

- a) A wide range of uses shall be permitted, including residential, retail, office, commercial, highway commercial, tourist commercial, entertainment uses and institutional uses.

4.2.2 POLICIES

- a) Redevelopment of land designated Mixed-Use shall not require an Amendment to this Plan.
- b) Prior to any redevelopment, a concept plan shall be prepared to the satisfaction of Council illustrating the proposed development, site access, pedestrian and vehicular circulation, landscaping and other elements in accordance with other policies in this Plan. The concept plan shall also specifically address potential land use compatibility issues in accordance with the Land Use Compatibility policies of this Plan.

- c) Mixed-use buildings and compact development shall be encouraged by the Municipality.

4.2.3 EXCEPTIONS

4.2.3.1 OPA No. 9:

Notwithstanding Section 4.2.1, a wide range of uses will be permitted on parts of Part 1 and 2 on Plan 23R 9640, Part 1 on Plan 23R 9564 and Part 1 on Plan 23R 7287, Municipality of Sioux Lookout, known as portions of the Hillcrest Drive property, including Retail, Office, Commercial, Highway Commercial, Tourist Commercial, Entertainment, and other employment uses, being all of the uses permitted in the Mixed-Use designation. Residential uses and institutional uses are not permitted.

The exact location of the Environmental Protection Area designation on the lands shall be defined through an Environmental Impact Assessment approved by the Ministry of Natural Resources and Forestry. The Environmental Impact Statement shall also establish buffer areas adjacent to the wetland. The Buffer areas and the wetland shall continue to be designated Environmental Protection. The remaining lands will be designated Mixed-Use and shall be subject to these policies.

The lands shall be zoned utilizing a Holding Provisions pursuant to Section 36 of the *Planning Act*. The Hold may be lifted in whole or in part to permit uses that have been demonstrated to have no adverse impact on the adjacent wetland and will not be adversely impacted by noise or vibration due to their proximity to railway and roadways.

4.3 COMMERCIAL CORE

Commercial development is an important component in the promotion of liveable communities. It assists in providing residents with services close to home, and in the creation of local employment opportunities within the Municipality.

The intent of the Commercial Core designation is to allow for a range of commercial uses to serve the needs of residents, tourists, and provide employment opportunities, while protecting the vitality of the area.

4.3.1 PERMITTED USES

- a) A range of commercial and services uses are permitted including large format retail, specialty retail and restaurants.
- b) Institutional uses including office uses.
- c) Residential uses are permitted as a single use in a single building or as mixed uses within a building and include multi-unit residential buildings, special needs housing and accessory

residential apartments on the second floor (or above) of commercial buildings. Residential uses on the bottom floor of mixed use buildings are not permitted, unless they are located to the rear of the principal use.

- d) New residential uses and business uses related to professional or personal services should locate in the Commercial Core designation rather than the Highway Commercial designation.

4.3.2 POLICIES

- a) Over the lifetime of this Plan, the Commercial Core should develop as a centre for institutional, commercial, retail, as well as higher density residential uses. In order for this development to occur, existing residential buildings will be replaced or reconstructed.
- b) Council shall encourage the establishment of a Community Improvement Plan that is focused the Commercial Core designation.
- c) Notwithstanding the provisions of Policy 6.1 b) of this Plan, on those lands described as Part of Part 5 on registered Plan 23R-9845, located on Highway 642 (Alcona Drive), a maintenance garage and office, having a waste volume not exceeding 4,500 litres/day and consisting of wastewater of domestic origin and wastewater resulting from a limited number of vehicle washes per month, are permitted on private services (septic field and drilled well). The subject lands shall be zoned to allow for dry industrial/commercial uses, in which no industrial liquid wastes, wash or cooling water, or process wastes are permitted. High volume water uses such as car washes shall not be permitted. Servicing of the site via partial services (municipal water supply and private septic system) shall not be permitted.

Any future development proposals on the subject site will be subject to the mitigation measures outlined in Environmental Impact Statement (Northern Bioscience, August 10, 2009) as well as any servicing and infrastructure requirements identified by Council.

4.4 TOURIST COMMERCIAL

Tourist Commercial areas provide land for the development of tourism-related uses that cater to visitors and the travelling public.

4.4.1 PERMITTED USES

- a) Permitted uses in Tourist Commercial areas shall include camping and/or cabin establishments, hunting and fishing camps, marina including a floatplane base, restaurant, gas station, accommodation establishments, and tourist-related retail such as a souvenir shop.

4.4.2 POLICIES

- a) Development in the Tourist Commercial area shall contribute to the character of the area and provide services to the surrounding area.
- b) Commercial tourist operations are encouraged to locate in areas that will:
 - i. be compatible with adjacent uses;
 - ii. have adequate access for the use;
 - iii. be physically suited to accommodate the development without significant alteration to the natural landscape;
 - iv. not adversely affect the sustainability of the natural environment; and,
 - v. not restrict access to mining and forestry resources or hinder resource related operations.
- c) There is a limited supply of Tourist Commercial properties in the Municipality. In considering applications to redesignate lands from the Tourist Commercial Designation to another designation it must be demonstrated that there is a greater public interest in removing the lands from the Tourist Commercial designation than maintaining the Tourist Commercial designation.

4.5 HIGHWAY COMMERCIAL

The Highway Commercial area provides lands for the development of commercial uses that cater to the travelling public and local residents and that may require larger land areas for development.

4.5.1 PERMITTED USES

- a) Permitted uses in Highway Commercial areas include gas stations, automotive and marine sales and services, restaurants, drive-through facilities, large format retail, accessory residential uses and accommodation establishments. Accessory apartments are permitted on the second floor (or above) of commercial buildings. Residential uses on the bottom floor of commercial buildings are not permitted, unless they are located to the rear of the principal use. Infilling of these uses within the Highway Commercial designation is encouraged.
- b) New business uses related to professional or personal services should locate in the Commercial Core designation rather than the Highway Commercial designation.
- c) Large format retail uses are encouraged to locate in the Commercial Core designation. There may be circumstances where physical constraints such as lot size may restrict the use from locating in the Commercial Core designation. In such circumstances, large format retail uses may be permitted to locate in the Highway Commercial designation subject to the Land Use Compatibility Section of this Plan.

4.5.2 POLICIES

- a) Wherever possible, commercial uses shall have internal pedestrian and vehicular links between parking areas and land uses.
- b) Development in the Highway Commercial area should be designed to provide an attractive entrance to the core of the Municipality. In considering applications for development, Council will review signage, landscaping, lighting and building massing as part of the Site Plan Control process.

4.6 INSTITUTIONAL

The Municipality contains several prominent and large areas for institutional uses. These areas are designated Institutional on Schedules A and A1 and include the Ministry of Natural Resources Base, Pelican Lake High school, and the Meno Ya Win Health Centre. Small scale institutional uses compatible with surrounding uses such as elementary schools, places of worship, community centres are generally not illustrated on any of the Schedules to this Plan, but are incorporated within and permitted in the Residential designation.

4.6.1 PERMITTED USES

- a) The permitted uses include large scale educational facilities, health care uses, recreational facilities and government offices.

4.6.2 POLICIES

- a) Each institution must provide adequate on-site parking in accordance with the requirements of the Zoning By-law.
- b) Institutions are encouraged to expand or develop further on sites currently designated Institutional, subject to satisfying the Land Use Compatibility policies in this Plan.
- c) Establishing any new Institutional designation, or the expansion of an institution onto lands designated for another use, will require an amendment to this Plan and will be assessed on the basis of necessary studies as determined by the Municipality, as well as on the following criteria:
 - i. the availability of direct access from an arterial road;
 - ii. the compatibility with surrounding land uses and means of mitigation if necessary;
 - iii. the ability of the surrounding road system to accommodate the projected traffic; and,
 - iv. the adequacy of municipal services to serve the site.

4.7 BUSINESS PARK

The primary function of the Business Park designation is to provide sufficient lands to accommodate light industry and commercial uses in the Municipality.

4.7.1 PERMITTED USES

- a) Commercial uses in this area are limited to large scale special purpose retail uses which, due to their size and parking requirements, cannot be situated in the other commercial designations of this Plan. Commercial uses directly related to the airport and transportation uses shall also be permitted.
- b) Retail sales associated with but secondary to light industrial uses shall be permitted.
- c) Light industrial uses include manufacturing, processing and service operations which are conducted primarily indoors with minimal outdoor storage.

4.7.2 POLICIES

- a) Development of the land in the Business Park designation is integral to the local economy. The Business Park designation is adjacent to the Sioux Lookout Municipal Airport land use designation and policies. All buildings and structures adjacent to the Sioux Lookout Municipal Airport designation shall be designed, constructed, and operated in a manner that does not impact airport operations or aviation safety. The Airport Manager should be included at the pre-consultation application stage of any proposed development in this area.
- b) Outdoor storage areas shall be limited in size and shall be screened from roads and residential uses.

4.8 INDUSTRIAL

Lands designated as Industrial on Schedule A are areas where industrial uses often require large land areas and produce obnoxious fumes, odours, and generate heavy truck traffic. These areas are important for the Municipality for economic and employment factors.

4.8.1 PERMITTED USES

- a) Lands designated Industrial are intended to be used for a broad range of manufacturing uses, warehousing, assembly, fabricating, processing of goods and raw materials, public utility functions, transportation and communication facilities, and uses ancillary to the foregoing.
- b) A Trans-load Facility within the Site-Specific Policy Area as shown on Schedule A1 and in accordance with Section 4.8.3.

4.8.2 POLICIES

- a) Proposals to allow for the establishment or expansion of Industrial uses shall be evaluated against the following factors:
 - i. the compatibility of the proposed development with surrounding existing and zoned land uses, the adequacy of available separation distances, and the likely impact of the proposed development on present and future uses in the area;
 - ii. the availability of utilities as well as sewer and water facilities to service the site consistent with the needs of the proposed use;
 - iii. the suitability of the site in terms of drainage, soil conditions, and topography for accommodating the proposed use, and the adequacy of proposed stormwater management systems;
 - iv. the provision of onsite landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on adjacent uses;
 - v. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
 - vi. the proximity of the site to transportation facilities such as highways, rail lines, and the airport;
 - vii. the adequacy of provincial and municipal transportation systems to accommodate any increased traffic flows, transit, and pedestrian needs;
 - viii. the impact of traffic to and from the site on adjacent residential uses;
 - ix. any potential impacts of the proposed development on surrounding natural features and cultural heritage resources;
 - x. the possibility of site contamination;
 - xi. the potential for noise related impacts;
 - xii. the location of adjacent industrial uses; and,
 - xiii. the existing supply of land in the area already designated and/or zoned for the proposed use.
- b) Adequate setback and/or buffer areas shall be provided between industrial uses and adjacent non-industrial areas, as specified in the Zoning By-Law.
- c) Proposals for either new or expanded industrial development, or new or expanded residential/sensitive land uses near industrially-zoned land will be required to meet D-Series guidelines, as amended from time-to-time, for separation distances, in order to minimize the exposure of sensitive land uses to potential adverse effects associated with industrial activities.

Where planning approvals are required to allow for either new/expanded Industrial uses or residential/other sensitive land

uses within 1,000 metres of each other, proponents may be required to provide supporting technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, to address potential impacts caused by the industrial use. These studies will be required to identify the actual influence area of the industrial use, address potential impacts on surrounding land uses, and identify appropriate mitigation measures. Where potential impacts cannot be mitigated, planning approvals will not be supported.

In the absence of technical studies defining an actual influence area of less than 1,000 metres, the new/expanded use shall not be permitted within 1,000 metres of a zone permitting the conflicting use. Where technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, confirm an actual influence area of less than 1,000 metres, a separation distance equal to or greater than the actual influence area shall be required between zones permitting the industrial use and zones permitting residential or other sensitive land uses. Under no circumstances shall heavy industrial uses be permitted within 300 metres of zones permitting residential or other sensitive land uses.

4.8.3 SITE-SPECIFIC POLICY AREA

A Trans-load Facility, subject to a Crown land disposition, shall be permitted on the lands designated as a Site-Specific Policy Area on Schedule A1 of the Official Plan. A Trans-load Facility is to be used for the loading and unloading of goods from trains and transport trucks.

4.9 SIOUX LOOKOUT MUNICIPAL AIRPORT

The Sioux Lookout Municipal Airport is a major economic generator for the Municipality and surrounding region, acting as a major transport point and serves as a hub for many Far North communities by providing essential passenger, cargo and health air transportation services. The runway has recently been extended to further enhance the Airport's reputation for excellence in service and operational efficiency.

The Sioux Lookout Municipal Airport is owned and operated by the Municipality of Sioux Lookout. As a certified airport, the Sioux Lookout Municipal Airport is federally regulated by Transport Canada through the *Aeronautics Act* and Canadian Aviation Regulations. Operation of the Sioux Lookout Municipal Airport is in accordance with the Airport Operations Manual as approved by Transport Canada.

The Sioux Lookout Municipal Airport designation follows the boundary of the airport land which is consistent with the Sioux Lookout Airport Land Use Plan. Proposed developments in this designation shall be in

accordance with the Airport Land Use Plan current at the time of development.

All buildings and structures within the Sioux Lookout Municipal Airport land use designation must comply with Federal height restrictions.

4.9.1 PERMITTED USES

- a) In accordance with the Sioux Lookout Municipal Airport Land Use Plan, the permitted uses shall include commercial, office, hotel, conference centre and related aviation type of uses.

4.9.2 POLICIES

All development in the Municipality shall recognize the importance of air transportation to the economy of the Municipality. When considering applications for development in the vicinity of the Airport, Council shall ensure that the long-term operation and economic role of the Airport is protected.

- a) Development proposals in close proximity to the Airport shall be subject to the Land Use Compatibility policies in this Plan.
- b) Notwithstanding any other policy in this Plan, land uses that shall not be considered compatible within the 30 Noise Exposure Forecast contour or greater are those uses that in the opinion of the Airport Manager or certifying authority:
 - i. Impact the safe movement of aircraft in-flight and along runways, taxiways, taxi lanes, and aprons
 - ii. Produce smoke or steam that could impact airport visibility
 - iii. Produces, or reflects light which may cause a visual distraction to pilots and/or air traffic controllers
 - iv. Attract wildlife activity either through the primary use or as a by-product of the use
 - v. Impact the Obstacle Limitation Surface of the airport
 - vi. Impact navigation and communication equipment either through their location or construction material
 - vii. Are noise sensitive and are located within close proximity of the maneuvering surfaces or flight path where noise disturbance resulting from aircraft operations is likely
 - viii. Where Foreign Object Damage is either produced on site or is a by-product of the use and could pose a hazard to aircraft and property resulting from wind, prop-wash, jet blast, rotor downwash, and wake vortices
- c) In order to ensure the sustainable expansion of the Sioux Lookout Municipal Airport operations, development in the vicinity of the Airport shall be in accordance with the Transport Canada recommendations regarding aviation noise. This will mitigate increased frequency of aircraft movements and/or the introduction of larger aircraft that will generate increased noise levels. Furthermore, no residential development or other sensitive

land uses shall locate in any area having a NEF of 30 or greater as illustrated on Schedules A1 and B to this Plan.

4.10 RURAL RESIDENTIAL

The Rural Residential designation is characterized by areas with dispersed residential development that is serviced by rural service levels. Lot sizes and lot frontages are larger than those found in the Residential Designation and are in accordance with Provincial Guidelines and Section 6 of this Plan.

4.10.1 PERMITTED USES

- a) Single detached dwelling
- b) Home occupations
- c) Home industries
- d) Notwithstanding any other policy of this Plan, on those lands described as Part of Lot 25, Concession II and III, in the Municipality of Sioux Lookout, a recycling transfer station, 8-bay maintenance garage, welding shop and office building are permitted.

4.10.2 POLICIES

- a) Limited lot creation is permitted in the Rural Residential designation, provided it conforms to the policies of this Plan.
- b) The Municipality may establish a By-law to regulate the keeping of animals within the Municipality.

4.11 RESIDENTIAL SHORELINE

The Residential Shoreline designation is characterized by a single-tier of shoreline development that consists of detached dwellings and existing backlot development.

4.11.1 PERMITTED USES

- a) Single detached dwelling
- b) Home occupations

4.11.2 POLICIES

- a) In the Residential Shoreline designation, built form on a lot should be limited such that there is a balance between the natural character of the shoreline and the built form.
- b) Limited lot creation is permitted in the Residential Shoreline designation, provided it conforms to the policies of this Plan and does not cause the lake to exceed Provincial Water Quality Objective (PWQO) or development levels identified in a lakeshore capacity assessment. Lot sizes and lot frontages in these areas must be sufficient to ensure that the natural character of shoreline areas is maintained.

- c) New lots accessed by water only and for seasonal residential development may be permitted where Council is satisfied of the following that (the):
 - i. proposed lot is capable of supporting a Class 4 sewage system;
 - ii. existing pump out services are available and availability of capacity for the treatment of hauled sewage/septage has been confirmed;
 - iii. suitable arrangements for parking and docking have been made at a mainland property;
 - iv. there are adequate provisions for solid waste disposal and that the appropriate sewage disposal facilities can be developed on the lands in accordance with the Municipal Services Section of this Plan.
- d) In lakeshore environments, setbacks and natural vegetation areas shall be used to minimize the impacts of these uses on the environment and adjacent properties.
- e) There will be no new municipal land use planning approvals for new shoreline residential development within 300 metres of lake trout lakes where the mean volume-weighted, hypolimnetic dissolved oxygen (MVWHO) concentration has been measured to be at or below 7 mg/L.

4.12 RURAL

Lands designated as Rural are located beyond the settlement areas and the Drayton Area of the Municipality which provide opportunities for limited development that are not suitable or desirable in the settlement areas. This includes the existing residential area at Butterfly Lake and as illustrated on Schedule A. Preservation of the natural environment of these areas continues to be important to the long term sustainable well-being of the Municipality. The following policies apply to land designated as Rural.

4.12.1 PERMITTED USES

Permitted uses in the Rural designation shall be compatible with the rural landscape and can be sustained by rural service levels, and include low density residential uses, home occupations, home industries, hunting and fishing camps, and small scale commercial, industrial, agricultural, agriculture-related, on-farm diversified uses, aggregate and mineral extraction and institutional uses. Where other applicable policies allow for industrial uses, these uses shall be capable of being serviced by rural service levels and shall be restricted to dry industrial uses only, where no industrial liquid waste, wash or cooling water, or process waste are permitted.

4.12.2 POLICIES

- a) Limited residential development shall be permitted in the Rural designation where year-round municipal road and school bus services presently exist. New lots for residential use shall not be permitted in remote areas of the Municipality.
- b) Light industrial uses which include manufacturing, processing and service operations and are conducted primarily indoors with minimal outdoor storage shall be permitted in the Rural designation. Outdoor storage areas shall be limited in size through the Zoning By-law. Proponents of planning approvals to allow for either new or expanded industrial uses, or residential/other sensitive uses in close proximity to existing or committed industrial uses, shall provide the Municipality with studies to address the compatibility criteria identified in the Land Use Compatibility Section of this Plan.

Where proposed developments may result in adverse effects or concerns regarding public health and safety, proponents may be required to provide supporting technical studies to address potential impacts caused by the industrial use. These studies will be required to identify the actual influence area of the industrial use, and identify appropriate separation distances and other necessary mitigation measures in accordance with Ministry of the Environment, Conservation and Parks Guidelines. In the absence of site specific technical studies defining an actual influence area, separation distances in accordance with Ministry of the Environment, Conservation and Parks Guidelines shall be required between zones permitting industrial uses and zones permitting residential/other sensitive land uses.

- c) Proposals to redevelop the former radar station site shall require a Zoning By-Law amendment. Redevelopment proposals involving or resulting in a mix of land uses shall be accompanied by impact studies that address the factors identified in the Land Use Compatibility Section of this Plan. In particular, where sensitive land uses, including institutional uses are proposed, the implementing Zoning By-Law shall contain regulations to ensure that these uses are adequately separated from conflicting land uses, both on and off the property. The implementing Zoning By-law will provide specific provisions related to this site to encourage its redevelopment.
- d) Proponents of development may be required to complete an Environmental Impact Statement prepared in accordance with the provisions of the Environmental Impact Statements Section of this Plan and prepared to the satisfaction of Council in consultation with the Province. The Municipality may also require proponents of development to complete a Fisheries Assessment under the requirements of the *Fisheries Act* to determine and assess the potential impact of the development on water quality and fish habitat.

- e) Where contamination is suspected or a change of use to a more sensitive use is planned, the provisions of the Potential Contaminated Sites Section of this Plan, shall apply.
- f) Any development proposed within 300 metres of a waterbody will require consideration of the impact of the development as outlined in Sections 3.18, 3.24 and 5.1.2 of this Plan.
- g) The natural visual amenity of the Highway 72 corridor within the Rural designation will be protected by limiting development and preserving the natural vegetation in this area. New uses and resource activities shall be undertaken in a manner that will minimize the visual impact adjacent to the highway. Forest management harvesting and renewal techniques will be conducted in a way that appropriately manages the forest while maintaining the visual aesthetics along highways.
- h) Aggregate and Mineral Resource Operations shall be subject to the policies for Section 4.18 and Section 5.4 of this Plan.

4.13 CROWN LAND

Much of the Municipality consists of Crown land which falls into the Crown Land designation land use designation. These areas are important as the Municipality depends on these lands for tourism, recreation, and resource related activities.

The bulk of the Crown land (and land under water) is underlain by rocks with high mineral potential. These lands may be subject to ongoing mineral exploration as authorized by the *Mining Act*. Mineral exploration can proceed on Crown land within the Municipality under the authority of the *Mining Act* alone. However, while Crown land within the municipality is not governed by the Official Plan, any Crown land disposed of (mining claims taken to lease to enable development of a new discovery, for example) under the *Public Lands Act* or the *Mining Act* would then be so governed.

The following policies apply to the Crown Land designation:

4.13.1 PERMITTED USES

- a) Permitted uses within the Crown Land designation include resource related uses, tourist operations, agriculture, institutional uses, mineral exploration, aggregate and mineral extraction, management or use of resources, and a limited number of seasonal residential uses. Where other applicable policies allow for industrial or light industrial uses within the Crown Land designation, these shall be restricted to dry industrial uses only, in which no industrial liquid wastes, wash or cooling water, or process wastes are permitted.

This policy shall not be construed as binding the Crown.

4.14 OPEN SPACE

Open Space areas provide opportunities for public access and recreation throughout the Municipality.

4.14.1 PERMITTED USES

Uses in the Open Space land use designation include parks, public and private non-commercial recreational uses, cemeteries, boat launches, private and municipally-owned and operated recreation facilities.

4.14.2 OPEN SPACE POLICIES

- a) The Municipality shall continue to acquire waterfront areas for public open space uses wherever possible. Parking, multi-use trails, launching and docking facilities shall generally be developed as funding permits. Schedules A1, A2 and A3 illustrate the Boat Launch facilities.
- b) Open space uses and recreational facilities shall be designed to meet the needs of residents of the Municipality as well as tourists, while preserving the environmental features and functions of those areas.
- c) The Sioux Lookout Golf and Curling Club is a permitted use and the eventual expansion of the golf course to 18 holes is encouraged.
- d) Where land that is designated as Open Space is under private ownership, the Plan does not intend that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that such land is free and open to the general public or that it will be purchased by some public agency. If proposals to develop such lands are made and no public agency has any interest in its acquisition, then an application for re-designation to another use by amendment to this Plan shall be given consideration.

4.15 PROVINCIALLY SIGNIFICANT WETLAND

Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands control and store surface water to assist in flood control, function as sediment traps to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources.

For a wetland that is unevaluated but may have characteristics or contain components that are typical of a significant wetland, the Municipality should require a wetland evaluation to determine the significance of the wetland prior to processing any planning approvals. The Ministry of Natural Resources and Forestry is the approval authority for decisions regarding the significance of wetlands.

The Ministry of Natural Resources and Forestry evaluates the biological, social, hydrological and special features of wetlands to determine their

relative significance in Ontario and identifies certain areas as Provincially Significant Wetland. There is currently one identified Provincially Significant Wetland in the Municipality, the Pelican River Wetland.

- a) Provincially Significant Wetlands are illustrated on the Schedules to this Plan.
- b) Development and/or site alteration shall not be permitted within an identified Provincially Significant Wetland unless an Environmental Impact Statement demonstrates that there will be no negative impact on the Provincially Significant Pelican River Wetland or its ecological function.
- c) Where development and/or site alteration is proposed within 120 metres of the boundary of a Provincially Significant Wetland, the proponent shall provide the Municipality with an Environmental Impact Statement, prepared by a qualified professional and in accordance with the Environmental Impact Statements Section of this Plan, which demonstrates that there will be no negative impacts on the wetland or its ecological function. Where warranted by site and species-specific factors, development proposals further than 120 metres the Provincially Significant Wetland may also require an Environmental Impact Statement.
- d) Any change or interference within or adjacent to a Provincially Significant Wetland may require a permit from the Ministry of Natural Resources and Forestry.
- e) Changes to the boundaries of a Provincially Significant Wetland shall not require an amendment to the Official Plan. The approval of the Ministry of Natural Resources and Forestry is required for any refinements other than minor adjustments to the boundary of a Provincially Significant Wetland.
- f) Additional Provincially Significant Wetlands can be added to the Plan without an amendment to the Plan.
- g) Where a Provincially Significant Wetland area is in private ownership, public use and access to these lands for any purpose is not permitted without the consent of the owner.

4.16 ENVIRONMENTAL PROTECTION

Land required for the protection of groundwater or for other environmental reasons shall be designated as Environmental Protection, and will be zoned as Environmental Protection in the Zoning By-law.

4.16.1 ENVIRONMENTAL PROTECTION POLICIES

- a) No buildings, structures or site alteration shall be permitted in the Environmental Protection designation, unless it is demonstrated that through the preparation of an Environmental Impact Statement that there is no negative impact on the natural features or their ecological functions.
- b) Development requiring a Planning Act approval (other than a Minor Variance) shall not be permitted on lands within 30 metres of an Environmental Protection Designation, unless an

Environmental Impact Statement has been completed and it has been demonstrated that there will be no negative impact on the natural features or their ecological function.

4.17 ACTIVE MINE SITES

Mining activity is regulated by the *Mining Act* and administered by the Ministry of Energy, Northern Development and Mines. Other federal and provincial legislation applies. As such, Official Plans do not regulate mining exploration or operations; however the intent of Official Plan policies is to ensure these uses are protected from incompatible uses and minimize adverse impacts on the natural and social environments.

4.17.1 PERMITTED USES

- a) Lands designated as Active Mine Sites are considered to be active mining sites and may be used for a variety of mining and mining-related uses.

4.17.2 POLICIES

- a) Active Mine Sites shall be protected from development that would prohibit or restrict access or to the continued use of the site unless:
 - i. The mineral resource would not be feasible; or
 - ii. The proposed land use or development serves a greater long-term public interest; or
 - iii. Public health and safety, as well as environmental impacts are addressed.
- b) A Zoning By-law Amendment shall be required to permit a mining and/or mining-related use or an expansion to an existing use. Council shall consider:
 - i. The impact on surrounding uses;
 - ii. Impact on the social and natural environments;
 - iii. Aesthetic appearance of the proposed development; and
 - iv. The benefit of the mining or mining-related use to the Municipality.
- c) Active Mine Sites are subject to the provisions of the *Mining Act* with respect to rehabilitation and/or closure.

4.18 AGGREGATE EXTRACTION

Land designated as Aggregate Extraction on Schedule A to this Plan are existing pits and quarries. It is the goal of this Plan to manage and protect aggregate resources responsibly for long-term use through regulations on current surface operations, minimizing adverse impacts on the social and natural environments, and protecting them from incompatible uses. Areas with potential aggregate resources are designated on Schedule B and are subject to the policies in the Environmental Features & Development Constraints Section of this Plan.

- a) The primary use of land designated as Aggregate Extraction shall be pit and quarry operations. Other uses that do not preclude the

possibility of future expansion and extraction may also be permitted.

- b) Aggregate Extraction areas shall be protected from uses that may hinder the future expansion and extraction of aggregates. The protection of known aggregate resources shall take precedence, over any land use that would prevent the future expansion and extraction operations.
- c) Development in or adjacent to an area of known mineral or aggregate resources, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, dust or other health and public safety issues that are related to the extractive activity.

Where planning approvals are required to allow for residential or other sensitive land uses within 1,000 metres of aggregate extraction, or lands zoned to permit aggregate extraction, proponents may be required to provide supporting technical studies, prepared by a qualified professional and in accordance with Ministry of the Environment, Conservation and Parks Guidelines, to address potential impacts caused by pits or quarries. These studies may be required to identify the actual influence area of the pit or quarry, address potential impacts on surrounding land uses, and identify appropriate mitigation measures. Where potential impacts cannot be appropriately mitigated, planning approvals will not be supported.

In the absence of technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, defining an actual influence area of less than 1,000 metres, residential or other sensitive land uses shall not be permitted within 1,000 metres of a zone permitting aggregate extraction. Where technical studies prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines confirm an actual influence area of less than 1,000 metres, a separation distance equal to or greater than the actual influence area shall be required between the proposed use and any zone permitting aggregate extraction. Under no circumstances shall residential or other sensitive land uses be permitted to occur within 300 metres of a zone permitting aggregate extraction.

- a) New lot creation for rural residential development shall not be permitted on land designated Aggregate Extraction.
- b) Progressive rehabilitation to accommodate subsequent land uses shall be required for Aggregate Extraction operations.
- c) Expansions of existing Aggregate Extraction areas should be located away from residential uses and screened from view.
- d) New Aggregate Extraction areas are subject to the *Aggregate Resources Act* and aggregate operations shall include conservation and/or mitigation measures to ensure no negative impacts on cultural heritage resources.

4.19 WASTE MANAGEMENT FACILITY

The existing Waste Management Facilities are illustrated on Schedule A east of Urban Sioux Lookout and west of Hudson. Lands designated on Schedule B as Former Waste Disposal Sites are areas which have in the past been used as a land fill site. Due to the problems with unstable soil conditions, methane gas and toxic leachates, development on or near these sites is subject to the approval of the appropriate Provincial Ministry and the Municipality.

- a) Any development within 500 metres of Waste Management Facilities shall require the submission of technical studies, to the satisfaction of Council, to establish the potential hazards, adverse effects, or health and safety risks that may result from the Waste Management Facility. The required technical studies shall also provide recommendations regarding the appropriate mitigation measures, including setbacks, development standards, monitoring requirements or other remedial measures to be provided to ensure the health, safety and welfare of future residents near such facilities.
- b) In addition, any development proposed within 500 metres of an active or former waste disposal site shall be accompanied by gas and leachate migration studies, prepared by a qualified consultant, and completed to the satisfaction of the municipality in consultation with the Province. Former Waste Disposal Sites are illustrated on Schedule B to this Plan.
- c) Should significant impacts be identified more than 500 metres from a Waste Management Facility, the study area may be expanded accordingly.

Section 5 NATURAL / CULTURAL HERITAGE FEATURES & DEVELOPMENT CONSTRAINTS

Natural / Cultural Heritage Features & Development Constraints are shown on Schedule B to this Plan and shall be reviewed in conjunction with updated provincial mapping. Areas having Environmental Features & Development Constraints are also subject to the underlying policies in the Land Use Designations Section of this Plan.

The natural heritage values that are shown as Waterfowl Habitat and Stick Nests have been supplied by the Ministry's Land Information Ontario (LIO). The values in LIO and on Schedule B of this Plan are constantly changing and being updated, as new information becomes available. Any new values or changes to values shall be reported to the Ministry of Natural Resources and Forestry for the purpose of updating LIO.

5.1 NATURAL HERITAGE

The Natural heritage system is composed of natural heritage features and areas, which are linked by natural corridors. Natural heritage features, areas and corridors are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The diversity and connectivity of natural features and the long-term ecological function and biodiversity of the Municipality's natural heritage systems shall be maintained, restored, or improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.

Natural heritage features and areas include the following elements:

- **Fish habitat** which means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life cycle processes.
- **Habitat of endangered species and threatened species** means the habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations.
- **Provincially Significant Wetlands** which include lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface and that are ecologically important in terms of features, functions,

Natural heritage features and areas

representation or amount, and contributing to the quality and diversity of a natural heritage system.

- **Significant Wildlife Habitat** are areas where plants, animals and other organisms live with adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
- According to the Ministry of Natural Resources and Forestry, there are no **Areas of Natural and Scientific Interest (ANSIs)**. Should a significant ANSI(s) be confirmed within the municipality, development in or adjacent to the significant ANSI shall not be permitted unless it has been demonstrated by an Environmental Impact Study, completed by a qualified individual, that there will be no net negative impacts on the natural features or their ecological functions. The MNRF recommends that all lands within 120 metres of a significant ANSI (life science) and 50 metres of a significant ANSI (earth science) be considered adjacent lands. In addition, since the Municipality is situated on the Canadian Shield, the provincial policies for Significant Woodlands east and south of the Canadian Shield do not apply.

When potential development may have an impact on, or be impacted by, one of the natural heritage features and areas described in this Section, the Municipality of Sioux Lookout may refer to the appropriate agency for comment. For example, proposals near known nesting sites will be referred to the appropriate Provincial Ministry through the Ministry of Municipal Affairs Municipal Plan Review process.

Council recognizes that all of the undeveloped land of the Municipality is suitable habitat for a variety of wildlife species.

Schedule B illustrates certain wildlife habitat that has been identified by the Ministry of Natural Resources and Forestry as having special significance. Due to the confidential nature of the information, some habitat areas are illustrated as Environmental Protection Values and include Waterfowl Habitat, Significant Wildlife Habitat and Nesting Sites. Consultation with the Municipality and the appropriate Ministry shall be conducted prior to any development and/or site alteration in or adjacent to areas having an Environmental Protection Area designation on Schedule A or Environmental Protection Values on Schedule B.

Other environmental features which include Provincially Designated Lake Trout Lakes and Fish Spawning and Nursery Area, are illustrated on Schedule B to this Plan.

5.1.1 ENDANGERED AND THREATENED SPECIES

- a) The presence of Species at Risk (extirpated, endangered, threatened or special concern species) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of Environment, Conservation and Parks staff, and/or other agencies or levels of government.
- b) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

5.1.2 FISH HABITAT AND LAKE TROUT LAKES

Lake trout lakes are rare. The lake trout is the only major, indigenous sport fish species in Ontario that is adapted to oligotrophic lakes (i.e. lakes with low nutrient levels, high dissolved oxygen levels and typically deep areas with very cold water). The lake trout's slow growth, late maturity, low reproductive potential and slow replacement rate make it a unique species in the Province. As a top predator, the lake trout is an important part of the Province's natural heritage and an excellent indicator of the health of these fragile aquatic ecosystems.

Lake trout and lake trout lakes are particularly vulnerable to the impacts of human activities including harvesting, increased phosphorus inputs from cottage septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Development on lake trout lakes may result in habitat degradation, diminished lake trout populations and a lower quality fishing experience.

A lake trout lake may be determined to be at capacity for shoreline development if measured oxygen is below the dissolved oxygen criterion of 7 milligrams per litre, or if modeling indicates that development of existing lots of record will cause the oxygen level to fall below the criterion. Refer to Section 3.18 and 3.24 of this Plan for further guidance.

The Ministry of Natural Resources and Forestry has implemented a number of policies and guidelines to manage this sensitive resource and maintains a list of lakes that are designated for Lake Trout management. Lake Trout lakes are designated as either naturally reproducing (Natural) or Put-Grow-Take stocked (PGT). Some policies apply to both Natural and PGT Lake Trout lakes equally (e.g. dissolved oxygen criterion for lakeshore development capacity). Some policies differ in their application depending on whether a Lake Trout lake is designated Natural or PGT (e.g. Crown Land Disposition Policy).

Given the importance and ecological sensitivity of lake trout lakes, the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks has historically worked and

continues to protect Lake Trout Lakes from adverse impacts of lakeshore development.

- a) Big Vermilion, Little Vermilion, Cederbough, Abram Lake and Minnitaki Lakes are provincially designated Lake Trout Lakes as illustrated on Schedule B. Development shall be permitted that will not negatively impact upon fish habitat in compliance with municipal, provincial and federal requirement, including the *Fisheries Management Plan*.
- b) Development and site alteration proposed in or within 120 metres of a Lake Trout Lake shall provide details of how the development will impact lake water quality (defined by ice-free phosphorus concentrations) and optimal lake trout habitat as defined by Ministry of Natural Resources and Forestry policy.
- c) Any development proposed on these lakes shall be subject to the policies of this Official Plan, the Vermilion Lakes System Fisheries Management Plan, and other provincial policies.
- d) Any development proposed on Minnitaki Lake shall be subject to the policies of this Official Plan, and other provincial policies.
- e) Pre-consultation with the Municipality and with the Ministry of Natural Resources and Forestry shall be required prior to the submittal of any development application.
- f) Any proposed development shall be subject to the policies in the Pre-Application Consultation and Prescribed Information for Planning Applications of this Official Plan.

Proponents shall be required to submit a Fisheries Assessment to the Municipality as part of a development application. The Fisheries Assessment shall be evaluated by the Department of Fisheries and Oceans as part of the development review process.

5.1.3 FISH SPAWNING AND NURSERY AREA

- a) Important habitat and natural values are constantly changing and currently values mapping is likely incomplete. As these habitats and values change, the Schedules of this Plan will be updated. As these changes are usually minor in nature, formal amendments will not be required.
- b) The Municipality of Sioux Lookout supports the management of fisheries. Such management has important economic, social and environmental benefits. It is also recognized that it is the mandate of the Department of Fisheries and Oceans to protect and preserve fish habitat on Crown and private land under the *Federal Fisheries Act*. Under this *Act*, fish habitat is defined as spawning grounds and nurseries, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
- c) Development and site alteration shall not be permitted within fish habitat and areas identified as Fish Spawning and Nursery Area shown on Schedule B unless an Environmental Impact Statement

demonstrates that there will be no negative impact on the Fish Spawning and Nursery Area or its ecological function.

- d) Where development and site alteration is proposed within 120 metres of fish habitat or a Fish Spawning and Nursery Area, the development should be designed to ensure that there are no negative impacts on the natural features or their ecological functions. The Municipality may require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan.

5.1.4 SIGNIFICANT WILDLIFE HABITAT AREA

Significant wildlife habitat is described in four categories and is identified on Schedule B to this Plan as an Environmental Protection Value:

- Habitats of seasonally concentrated animals;
- Rare vegetation communities or specialized habitat for wildlife;
- Habitat of species of conservation concern;
- Animal movement corridors.

If significant wildlife habitat is identified, Schedule B shall be revised without the need for an Official Plan Amendment to reflect updated information from the Ministry of Natural Resource Values Information System.

- a) Development and site alteration shall not be permitted within areas identified as Significant Wildlife Habitat Area unless an Environmental Impact Statement demonstrates that there will be no negative impact on the natural features or their ecological function.
- b) Where development and site alteration is proposed within 120 metres of a Significant Wildlife Habitat Area, the development should be designed to ensure that there are no negative impacts on the natural features or their ecological functions. The Municipality shall require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan.

5.2 ENVIRONMENTAL PROTECTION AREAS AND VALUES

Areas of known Waterfowl Habitat, Significant Wildlife Habitat and Nesting Sites are identified generally on Schedule B to this Plan as Environmental Protection Values.

All known Provincially Significant Wetlands, Environmental Protection Values, Fish Spawning and Nursery Areas are combined and shown on Schedule A as Environmental Protection Area.

5.2.1 WATERFOWL HABITAT

- a) Waterfowl Habitat is identified as providing nesting, feeding and staging areas for waterfowl.

- b) Development or site alteration shall not be permitted within areas identified as Waterfowl Habitat unless an Environmental Impact Statement demonstrates that there will be no negative impact on the natural features or their ecological function.
- c) Where development or site alteration is proposed within 120 metres of these areas, the development should be designed to ensure that there are no negative impacts on the natural features or their ecological functions. The Municipality shall require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan.

5.2.2 NESTING SITES

The locations of heronries, nests of ospreys and nests of bald eagles are shown as Environmental Protection Values on Schedule B. Council recognizes the importance of protecting the heronries and nests of osprey and bald eagles from habitat destruction or disturbance and it is a policy of this Plan that:

Heronries

- a) No development and site alteration activities should occur within 300 metres of peripheral nests in a rookery during the sensitive breeding season (April 1 to August 15).
- b) No development and site alteration within 150 metres of a rookery at any time throughout the year.
- c) Development and site alteration within 151 metres to 300 metres shall not be permitted until an Environmental Impact Statement is completed that demonstrates no negative impact.
- d) Development and site alteration within 120 metres of a heronries shall not be permitted until an Environmental Impact Statement is completed that demonstrates no negative impact on the natural features or their ecological functions.

Bald Eagles

- a) Bald eagles are a Species of Special Concern which means the species lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.
- b) No development activities should occur within 400 metres of a nest during the sensitive breeding season (March 1 to August 31).
- c) No development within 200 metres of a nest at any time throughout the year.
- d) Development within 201 metres to 400 metres shall not be permitted until an Environmental Impact Statement is completed that demonstrates no negative impact to the species.

Osprey

- a) The osprey is Ontario's fishing hawk. It is generally found along shorelines of large lakes and rivers, ponds and reservoirs. Habitat

destruction is a threat to this bird as they prefer old, large trees for their nests.

- b) no development activity shall take place within a 150 metres radius of an osprey nest.
- c) no development shall take place within 300 metres of an osprey nest between April 15 and August 31 inclusive.
- d) Development within 151 metres to 300 metres of an Osprey nest shall not be permitted until an Environmental Impact Statement is completed that demonstrates no negative impact on the natural features or their ecological functions.

5.3 CULTURAL HERITAGE RESOURCES

Areas of known Cultural Heritage Resources are identified in the Municipality's Geographic Information Systems (GIS) database. Cultural Heritage Sites include "built heritage resources" and "cultural heritage landscape" as defined by the 2014 Provincial Policy Statement as follows:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

Built heritage resources

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, main-streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Cultural heritage landscape

Council shall maintain a heritage registry, heritage management plan and/or archaeological management plan for land use planning, resulting in inventories of significant cultural heritage sites and areas having archaeological potential within the Municipality of Sioux Lookout, together with programs and strategies to protect significant cultural heritage resources, including archaeological sites. These sites are on file with Municipal staff and will be used for planning purposes and to formally establish a Municipal Register of Property of Cultural Heritage Value or Interest, comprising property designated under Parts IV or V of

the *Ontario Heritage Act* (OHA), or properties not designated but identified as being of cultural heritage value or interest.

The following building has been designated under Part IV of the *Ontario Heritage Act*:

- Sioux Lookout VIA-CN railway station – 53 Front Street

In addition, the following buildings and structures that have cultural heritage value or interest, as mandated under the *Ontario Heritage Act*, have been registered under the Ontario Heritage Trust:

- Former Hudson OPP residence – Fourth Ave, Hudson
- Private Residence – 106 Front Street
- Sioux Lookout Court House – 18 Fourth Street
- Canadian Imperial Bank of Commerce – Front Street
- Sioux Lookout Post Office – 72 Front Street
- Nishnawbe-Gamik Friendship Centre – 52 King Street
- St. Theresa's Roman Catholic Church – Second Street, Hudson

**Ontario Heritage
Properties Database**

5.3.1 CULTURAL HERITAGE RESOURCE POLICIES

- a) Where development or site alteration is proposed adjacent to or across the street from an individually designated heritage property (Part IV of the *Ontario Heritage Act*), or a property noted above, the Municipality shall require an applicant to undertake a heritage impact assessment. The heritage impact assessment shall be conducted by a qualified professional with expertise in cultural heritage resources to:
 - Identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;
 - Describe mitigation measures that may be required to prevent, minimize or mitigate the adverse impacts; and
 - Demonstrate that the proposed development will not adversely impact the defined cultural heritage value of the property, and/or its streetscape/neighbourhood.
- b) Where the results of a heritage impact assessment are in conflict with policies contained within this Official Plan, the Official Plan policies will prevail.
- c) Where development or site alteration affects cultural heritage resources, the Municipality may enter into registered agreements under Section 41 of the *Planning Act* with the owners of designated heritage properties when it deems that financial securities are necessary to ensure the retention and conservation of heritage properties as part of a development.
- d) The *Ontario Heritage Act* may be utilized to conserve, protect and enhance significant cultural heritage resources within the Municipality through the designation, by by-law, of individual properties, heritage conservation districts and/or landscapes and archaeological sites.

- e) A Municipal Heritage Committee (MHC) may be established and maintained by Council, pursuant to the *Ontario Heritage Act*, to advise and assist Council on matters related to designation and other heritage conservation planning matters. The MHC shall also have the ability to identify cultural heritage resources of local interest. Pursuant to the Act, and in consultation with the Municipal Heritage Committee, Council may by by-law:
 - Designate properties to be of cultural and/or archaeological value or interest.
 - Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district.
- f) Council shall have regard for cultural heritage resources in the undertaking of municipal public works, undertakings and/or maintaining properties owned by the municipality. When necessary, Council shall require heritage impact assessments and satisfactory measures to mitigate any negative impacts on identified significant cultural heritage resources.
- g) Council shall consult appropriate government agencies, when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.
- h) Council shall consider the interests of local Indigenous and Métis communities in conserving cultural heritage resources.

5.3.2 ARCHAEOLOGICAL RESOURCES

Areas of known Archaeological Resources are identified in the Municipality's Geographic Information System (GIS) database.

Archaeological resource areas are determined through the use of provincial screening criteria, or potential mapping developed based on the known archaeological record or features within the municipality and is usually developed with a licensed archaeologist. Such criteria include features such as proximity to water, current or ancient shorelines, sandy soils, rolling topography, the remains of any building, structure, place, activity, or cultural feature or object such as unusual landforms, portage routes or other places of past human settlement, which due to the passage of time, are on or below the surface of land or water and are significant to history and understanding of a people or place. Significant Native and non-Native cemeteries or unmarked burial sites may also be considered as archaeological resources.

- a) Where a development proposal or site alteration encroaches on lands with significant archaeological resources or is within an area considered to have archaeological potential, the Municipality shall require an applicant to undertake an Archaeological Assessment of the lands in accordance with requirements of the Ministry of Tourism, Culture and Sport to determine the nature and extent of the resources on the site. The study shall be

conducted by an archaeologist licensed under the *Ontario Heritage Act* as a condition of any development proposal. The study will be submitted to the Municipality and to the Ministry of Tourism, Culture and Sport.

- b) Where resources are found on site, the Municipality shall require further Archaeological Assessment. The study will be submitted to the Municipality and to the Ministry of Tourism, Culture and Sport for review and comment. Any features identified may be preserved in situ to ensure that the integrity of the resource is maintained. Excavation of any significant archaeological features by a licensed archaeologist may also be considered. If the site is determined to be significant the development may be prohibited.
- c) Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
- d) The Municipality may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.
- e) Any marine archaeological resource that is identified must be reported to the Ministry of Tourism, Culture and Sport immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sport.
- f) Council shall consider the interests of local Indigenous and Metis communities in conserving archaeological resources.

5.4 AGGREGATE AND MINERAL RESOURCES

The 2014 Provincial Policy Statement states that minerals and petroleum resources shall be protected for long-term use. Minerals are defined by the Provincial Policy Statement as metallic minerals (e.g. gold, copper, nickel) and non-metallic minerals (e.g. mica, salt talc). Mineral aggregate resources are defined as gravel, sand, clay, rock, or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes. Areas having High Mineral Potential or Mineral Aggregate Resources are identified on Schedule B.

To permit continued development of the Municipality's extractive industry in a logical and controlled fashion, protection of areas having high quality mineral aggregate resources for long-term use shall be considered for any development proposal. In all cases, any new development should not adversely affect the viability of the extraction industry in the future.

- a) In areas shown as High Mineral Potential and Mineral Aggregate Resources on Schedule B, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - resource use would not be feasible;
 - the proposed land uses or development serves a greater long term public interest; and,
 - issues of public health, public safety and environmental impact are addressed.
- b) Non-extractive land uses or developments shall be prohibited in those areas identified as having an aggregate or mineral resource potential unless it can be shown that:
 - extraction would not be feasible; or,
 - the proposed land use or development serves a greater long-term interest of the general public than does aggregate extraction; or,
 - the proposed land use or development does not preclude or hinder future extraction for reasons of public health, public safety, and environmental impact.
- c) Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased in order to accommodate new land uses, to promote land use compatibility, and to recognize the interim nature of extraction. An Official Plan Amendment to the new land use designation may be required to implement the subsequent land use. Progressive rehabilitation should be undertaken wherever feasible.
- d) Extractions of any size shall be undertaken in a manner which minimizes social and environmental impacts.
- e) Development of these areas for purposes other than resource extraction shall not be permitted in accordance with the above Policies 5.4 a) and b). If such development is permitted, the underlying designation will apply.
- f) New or expanding aggregate or mineral extraction operations should be located away from residential uses and screened from view to the greatest extent possible. New or expanded aggregate or mineral extraction operations should also not negatively impact existing and future adjacent land uses, social values, and the environment.
- g) Where planning approvals are required to allow for new or expanded pits or quarries, proponents may be required to provide supporting technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, to address potential impacts relating to land use compatibility (noise, dust, vibration, etc.) on lands zoned for residential or other sensitive land uses. These studies will be required to identify the actual influence area of the proposed/expanded pit or quarry, address potential impacts on surrounding land uses, and identify appropriate mitigation

measures. Where potential impacts cannot be mitigated, planning approvals will not be supported.

- h) In the absence of technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, defining an actual influence area of less than 1,000 metres, no excavation or extraction shall take place within 1,000 metres of a zone permitting residential or other sensitive land uses. Where technical studies, prepared in accordance with Ministry of the Environment, Conservation and Parks Guidelines, confirm an actual influence area of less than 1,000 metres, a separation distance equal to or greater than the actual influence area shall be required between the proposed extraction/excavation area and any zone permitting residential or other sensitive land uses. Under no circumstances shall excavation or extraction occur within 300 metres of a zone permitting residential or other sensitive land uses.
- i) Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral extraction or when considering the establishment of new operations or the expansion of existing operations. When necessary Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

5.5 HAZARD LANDS

Hazardous lands includes areas where the operation of mines or former mines has left the lands in a hazardous state, lands where contaminants may have been spilled or placed, filled lands, steep slopes, organic soils and areas of local flooding.

Schedule B identifies Mine Hazards. Several other hazard points within the Municipality are noted in Ministry of Energy, Northern Development and Mines' Abandoned Mines Information System (AMIS) database, but site inspection reports on file indicate that none are considered significant hazards at this time. The AMIS database is compiled from various sources and Ministry of Energy, Northern Development and Mines makes no representation that the database is accurate or complete.

These areas will not be developed unless it can be demonstrated to the satisfaction of the Municipality, in consultation with the Province, that the hazard no longer exists or that the development can occur without potential threat to life, property or the environment. Council may require studies prepared by qualified professionals to support the development of these lands.

5.5.1 MINE HAZARDS

- a) Mine hazards are any feature of a mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated. Mine hazards may pose a threat of injury and

potential loss of life if they are not mitigated or rehabilitated. The Mine Hazard symbols shown on Schedule B illustrate the approximate location of abandoned mine hazards which may present a constraint to development in the vicinity. These are considered to be hazardous areas and the area within 250 metres of the hazard shall be zoned Hazard Land in the Zoning By-law.

- b) The Municipality shall require applicants for any proposed development within 1,000 metres of the Abandoned Mine Hazard Site symbol to consult with the Ministry of Energy, Northern Development and Mines regarding the nature of the hazard, and any remediation measures that may be required under the *Mining Act*.
- c) Where an Abandoned Mine Hazard Site exists, the Municipality shall require applicants with proposed development on, abutting or adjacent to lands affected by Mine Hazards to be supported by a study that:
 - identifies potential safety hazards;
 - demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;
 - establishes measures to address and mitigate known or suspected hazards.
- d) Development on, abutting or adjacent to lands affected by mine hazards or former mineral resource operations shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed.
- e) Where rehabilitation requirements are known and are feasible, known mine hazards and adjacent lands may be zoned with a Holding Zone. In these instances, rehabilitation of the site in accordance with the requirements of the *Mining Act* shall be required prior to the removal of the holding symbol. In the interim, uses permitted on such properties will be restricted to existing land uses.

5.5.2 FLOOD PLAIN

Flood Plain areas, as defined by this Plan, include:

- lands along the shoreline of Minnitaki Lake to an elevation of 360.34 metres above sea level (GSC datum);
 - lands along the shoreline of Abram Lake to an elevation of 359.74 metres above sea level (GSC datum);
 - lands along the shoreline of Pelican Lake to an elevation of 359.24 metres above sea level (GSC datum); and
 - lands along the shoreline of Lost Lake to an elevation of 358.4 metres above sea level (GSC datum).
- a) This Plan directs development outside of Hazard Lands. A one zone approach will be applied for areas subject to flooding. New development or site alteration for a building, structure or

individual on-site sewage service system is not permitted within any Hazards Lands.

- b) No placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in any Hazard Lands and no new buildings or structures, except for docks, boat houses and hangers for water based aircraft, shall be permitted except where such buildings, structures or fill are intended for flood and erosion control and are approved by the Municipality.
- c) Habitable buildings or additions to habitable buildings are not permitted within Hazard Lands, including lands within 15 metres of the high watermark of all lakes, and within 15 metres of the edge of a watercourse. Renovations or replacement to existing buildings located in these areas may be permitted provided the structure is flood proofed to the highest practical extent to the satisfaction of the Municipality or applicable agency and erosion control measures have been instituted on the property. Access/egress during times of flooding should not be hindered by renovations.
- d) Development and site alteration on Hazard Lands is prohibited, except for that development and site alteration which, by its very nature, must be located within Hazard Lands. A Flood Plain study may be required as a prerequisite to any development where the limits of the Hazards Lands are unknown.
- e) New lots shall not be created unless there is a satisfactory building and Individual On-Site Sewage Service system envelope which exists outside the flood elevation and where access/egress is safely available during times of flooding.
- f) Development as permitted herein shall be subject to:
 - i. For all waterfront properties, a field verified Plan of Survey, certified by an Ontario Land Surveyor, demonstrating the location of the flood elevation and High Water Mark is required prior to any lot division development of a new residential dwelling, redevelopment of an existing dwelling and/or new Individual On-site Sewage Services. The need for this requirement will be determined by the Municipality.
 - ii. A Flood Plain study may be required as a prerequisite to any development where the limits of the flood elevation and/or Flood Plain are not known. The study shall be completed by a qualified professional and be prepared to the satisfaction of the Municipality and the Ministry of Natural Resources and Forestry.
 - iii. All lands below the flood elevation and/or lands prone to flooding should be zoned in an appropriate zoning category.
 - iv. The expansion of legal non-conforming uses below the flood elevation is not permitted. Prior to consideration of an expansion in the area of a flood elevation, a plan of

survey is required in order to confirm that the expansion is above the flood elevation.

- g) Where required under the *Lakes and Rivers Improvement Act* or the *Public Lands Act*, prior written authorization from the Province must be obtained.
- h) No plans to divert, channelize or in any way alter an inland natural watercourse shall proceed without prior written authorization from the Province. Where required under the federal *Fisheries Act*, prior written authorization from the federal Department of Fisheries and Oceans must also be obtained.

Section 6 SEWAGE, WATER AND STORMWATER SERVICES

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 Municipality. Municipal services and infrastructure, which includes sanitary sewage, water, and stormwater systems, should be provided in a coordinated manner to promote conservation and efficiency, integral to land use planning, and be phased in an appropriate manner.

6.1 MUNICIPAL SERVICES

- a) The use of existing municipal services should be optimized, wherever feasible, before consideration is given to extending municipal services. The Municipality shall encourage infill and redevelopment in areas where there is existing sufficient capacity.
- b) All development within the Urban Sioux Lookout Settlement Area shall be serviced with municipal sewage treatment and water supply. Where development cannot be serviced with municipal sewage treatment and water supply due to topography or other constraints, private communal water services and private communal sewage services may be considered. Where private communal services are not feasible, individual on-site sewage and water services or private services shall be considered in accordance with the Private Services Section of this Plan but only for infilling and minor rounding out of existing development. Where development cannot be serviced with municipal sewage treatment and water supply, a servicing option statement should be requested as detailed in Ministry of the Environment, Conservation and Parks' D-5-3 Guideline.
- c) Allocation of sanitary sewage treatment capacity shall occur upon draft approval of a development or plan of subdivision. Planning approvals to accommodate development on full municipal services shall be granted only where there is sufficient reserve capacity in the water and sewage treatment plants to serve the proposed development.
- d) Extensions and expansions to municipal services to accommodate new development shall, generally, be done at the cost of the developer. Any expansion of the municipal servicing system must be efficient and cost effective and meet municipal standards.
- e) Where services are oversized to accommodate future development, the Municipality may enter into an agreement with the developer under the *Development Charges Act* and/or the *Municipal Act* to assist in the recovery of future additional costs incurred as a result of over-sizing services.
- f) New development shall consider the impacts of stormwater quantity and quality on the lands and waters downstream. Stormwater Management Plans, consistent with the intent and

objectives of the Ministry of the Environment, Conservation and Parks' "Stormwater Management Planning and Design Manual", shall be required as a condition of development approval for any plan of subdivision, industrial development proposal, or any other large scale development within the Municipality. Proposed developments may be required to incorporate stormwater management practices directed to minimizing stormwater volumes and contaminants, and increasing or maintaining the extent of vegetative and pervious surfaces. In some cases, proposed stormwater management facilities may require approval under the *Ontario Water Resources Act*.

- g) The expansion of municipal services beyond the Urban Sioux Lookout Settlement Area shall not be considered unless it can be demonstrated that it is in the public interest to expand the services.
- h) Allocation of sanitary sewage treatment capacity shall occur upon draft approval of a development or Plan of Subdivision. Conditions of approval may require developments to be staged so that sewage capacity is not allocated prematurely.
- i) Planning approvals to accommodate development on full municipal services shall be granted only where there is sufficient reserve capacity in the water and sewage treatment plants to serve the proposed development.
- j) Where sewage or water treatment plants are at or near capacity, Council will review the matter and, where required, take appropriate action to address the issue by increasing plant capacity prior to approving development proposals that will result in new connections to these facilities.
- k) In undertaking municipal public works, such as roads and infrastructure projects carried out under the Municipal Class Environmental Assessment (EA) process, Council shall provide for the protection of cultural heritage resources in accordance with the provisions in the Natural/Cultural Heritage Resources Features Section of this Plan.
- l) Planning for municipal services, public service facilities and other infrastructure shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle (which may be demonstrated through asset management planning) and available to meet current and projected needs.

6.2 COMMUNAL SERVICES

- a) Where full municipal sewage and water services are not or cannot be provided, and site conditions are suitable, communal services will be considered. Confirmation of available existing or planned capacity for the treatment of hauled sewage/septage will be required prior to the approval of new lots or units serviced by private communal sewage services.

- b) Development dependent on communal services may be permitted only where Council is prepared to either assume ownership of communal services, or to enter into a responsibility agreement provided for municipal ownership in the event of default.
- c) The Municipality will consider approving development on communal services only where there is a legal mechanism to ensure that the municipal responsibility and liability related to the ownership, operation and maintenance of such a system is protected and that sufficient financial securities are in place to protect the Municipality.
- d) Notwithstanding Policies 6.2 b) and c), responsibility agreements will not be permitted in the case of multi-lot/unit freehold residential development. Where such developments are communally serviced, municipal ownership is required.
- e) Any new development on communal services shall be consistent with Policy 1.6.6.1 of the 2014 Provincial Policy Statement to ensure that the communal systems: can be sustained by the existing water resources; is financially viable and complies with regulatory requirements; protects human health and the natural environment; and is integrated with land use and phasing of the development.

6.3 PRIVATE SERVICES AND SYSTEMS

- a) Lands beyond the Urban Sioux Lookout Settlement Area and limited development on partial services in Hudson, shall utilize private communal sewage and water services or individual on-site sewage disposal and water services. Where multi lot/unit development is proposed, the feasibility of communal services shall be fully investigated in accordance with Ministry of the Environment, Conservation and Parks guidelines before development is approved on the basis of individual on-site sewage and water services.
- b) No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply, sewage disposal system and public road access to service the development. In addition, no development shall be permitted unless Council is satisfied that the development will not have an adverse impact on neighbouring wells and sewage disposal systems. Proposals for development or redevelopment based on private services shall be assessed for the adequacy of groundwater quality and quantity and potential impacts on groundwater in accordance with the requirements of Ministry of the Environment, Conservation and Parks technical guidelines (D-Series: D-5-4 and D-5-5) on private wells and individual on-site sewage systems. In considering impacts on ground water quality and quantity, the Municipality may require a hydrogeology study, according to Ministry of the Environment, Conservation and Parks

Guidelines that considers among other matters the cumulative impacts of development on the sustainability of ground water resources.

- c) Confirmation of sufficient reserve sewage system capacity and treatment capacity for hauled sewage will be required prior to development on private services.

6.4 PARTIAL SERVICES

- a) New development serviced by municipal water and individual on-site sewage disposal services will not be permitted with the exception of the community of Hudson, where infilling and minor rounding out of existing development shall be permitted on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development.
- b) Where development serviced by municipal water and private sewage disposal services is proposed, confirmation of available existing or planned capacity for the treatment of hauled sewage/septage will be required prior to the approval of new lots or units. In addition, potential impacts on groundwater shall be addressed in accordance with policies applying to privately serviced development.
- c) The Municipality will undertake a Servicing Options Study to determine the most appropriate form of sewage treatment in the community of Hudson. In the interim, lot creation in Hudson will be permitted on the basis of partial services only for infilling and minor rounding out of existing development. New lots requiring an extension to the existing municipal water supply system shall not be permitted in the Hudson Settlement Area. The minimum lot size shall be no less than 1 hectare unless it is demonstrated by a hydrogeological study, completed by a qualified professional in accordance with Provincial Guidelines to the satisfaction of the Municipality, that a smaller lot size is suitable for the long-term provision of services with no negative impact.

Section 7 TRANSPORTATION

The policies of this Section are to ensure that the transportation network within and beyond the Municipality's limits, functions efficiently and in a safe manner for the movement of people and goods. The transportation networks should emphasize alternative modes of transportation, such as walking, cycling, cross-country skiing, snowmobiling that are accessible for mobility, connectivity, and to provide for a healthy sustainable active community.

Development shall not be permitted in planned transportation corridors that could preclude or negatively affect the use of the corridor for future purposes.

Existing Provincial Highways are shown on all Schedules to this Official Plan. Municipally Maintained Roads are shown on Schedules A1, A2, A3, C1, C2 and D. Municipally Maintained Roads includes Arterial Roads, Collector Roads, and Local Roads. Future Local Roads will develop through Plans of Subdivision. The final location of these roads will be established through the development process.

7.1 PROVINCIAL HIGHWAYS

- a) In addition to all the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within Ministry of Transportation's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA), will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within Ministry Of Transportation's permit control areas will be subject to Ministry of Transportation's policies, standards and requirements.
- b) Provincial highways in the Municipality include Highways 72 (including the Ed Ariano By-pass), 664, 516, and 642. New access onto provincial highways will require approval from the Ministry of Transportation.
- c) Direct access onto a provincial highway will be restricted. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of Ministry of Transportation's access management practices and principles.
- d) Only those land uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to and in close proximity to the patrol yard located on Highway 664.

- e) Development proposals in close proximity to provincial highways shall be subject to the policies in the Land Use Compatibility Section of this Plan. Proponents seeking planning approvals to allow residential or other sensitive land uses in close proximity to provincial highways may be required to submit a noise study, to the satisfaction of Council, to identify appropriate noise mitigation measures. The NPC300 or applicable Environmental Noise Guideline shall provide direction on appropriateness of development relating to noise impacts.
- f) The proponent(s) may be required to submit a transportation study, prepared by a professional and certified engineer, to address both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of any secondary plans, development plans or subdivisions.
- g) The Ministry of Transportation's policy is one highway entrance for one lot of record. Back lot development cannot use another entrance for access to a provincial highway.
- h) Any new proposed access connection (i.e. public road or signalized intersection) onto a provincial highway shall meet the Ministry of Transportation's access management practices and principles.
- i) A drainage/stormwater management report/plan shall be prepared by the proponent, and reviewed and approved by the Ministry of Transportation for those developments located adjacent to, or in the vicinity of, a provincial highway whose drainage would impact the highway and/or downstream properties.
- j) Outdoor storage and loading areas shall be visually screened or appropriately located so as to not be visible to the travelling public.
- k) Entrances serving home occupations and home industries located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future, and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
- l) For highway safety reasons, wind turbines located adjacent to a provincial highway will be set back a minimum distance measured from the limit of the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

- m) Access to new developments adjacent to provincial highways is subject to the policies and regulations of the Ministry of Transportation.
- n) Where necessary, the construction of service roads parallel to any of the provincial highways in the Municipality may be required in order to make more effective use of the local land resource.
- o) Small scale industries and commercial uses adjacent to provincial highways shall be designed in accordance with the following.
 - i. open storage areas shall be prohibited unless it can be demonstrated that appropriate landscaping and screening to shield open storage areas will not detract from the intended character of the area;
 - ii. loading areas will generally be restricted to those areas not facing the highway;
 - iii. all industrial/commercial activities will be encouraged to locate within enclosed buildings unless it is essential for an activity to locate outdoors, in which case the industrial/commercial use will be suitably screened and buffered from the highway.
- p) Recreational trails along or crossing provincial highways may be considered subject to meeting Ministry of Transportation policy. The Ministry of Transportation requires any proposed trail demonstrate that there is no feasible alternative route and that there will be no negative impact to the highway infrastructure, operations, maintenance, and safety.

7.2 MUNICIPALLY MAINTAINED ROADS

7.2.1 ARTERIAL ROADS

Arterial roads are intended to carry large volumes of traffic between areas and neighbourhoods in urban centres and intersect with Collector and Local Roads. The Municipality shall protect the carrying capacity of arterial roads by:

- a) The minimum planned right-of-way for an Arterial road is 20 metres and a maximum planned right-of-way of 30 metres with curb and gutter and hot mix surface for urban areas.
- b) Individual access to Arterial Roads following the date of adoption of this Plan shall be restricted. New access shall be permitted only where there is no reasonable alternative access to an existing lot.
- c) Encouraging internal access between adjacent commercial and/or residential development so as to limit the number of required road access points and encouraging a shared driveway access.
- d) Control of land use and access locations near major intersections, interchanges, at-grade rail crossings, grade-separated rail crossings, and bridge approaches.
- e) Designing cycling lanes as an integral component of the carrying capacity of the arterial road.
- f) Requiring use of Site Plan Control.

- g) Where development is proposed on a roadway that is not currently built to municipal standards, the Municipality shall, as a condition of development approval, require the roadway to be improved to a standard approved by Council.
- h) New infrastructure projects shall consider the addition of infrastructure to support active transportation.

7.2.2 COLLECTOR ROADS

Collector roads are intended to provide efficient access through the Municipality. New access to these roads should be minimized wherever possible.

- a) The minimum planned right-of-way is 24 metres with curb and gutter and hot mix surface for urban areas. Where this right-of-way cannot be achieved, the Zoning By-law may require greater setbacks for buildings and structures.
- b) Where new development occurs in the urban area, sidewalks shall be required to be constructed on both sides of Collector roads.
- c) Where development is proposed on a roadway that is not currently built to municipal standards, the Municipality may, as a condition of development approval, require the roadway to be improved to a standard approved by Council.
- d) New infrastructure projects shall consider the addition of infrastructure to support active transportation.

7.2.3 LOCAL ROADS

- a) Within Urban Sioux Lookout, Local roads shall be constructed on a maximum 20 metres right-of-way with curb and gutter and hot mix surface. These roads should be logical extensions of existing streets and wherever possible designed utilizing a grid pattern.
- b) Within Urban Sioux Lookout Area Local roads shall include sidewalks on one side and street lighting in accordance with the urban standards of the Municipality.
- c) Within the settlement area of Hudson and the Drayton Area, a sidewalk on at least one side of the road may be required and street lighting requirements may be reduced.
- d) Local roads in rural subdivisions shall be constructed on a 20 metres right-of-way.
- e) Where development is proposed on a roadway that is not currently built to municipal standards, the Municipality may, as a condition of development approval, require the roadway to be improved to a standard approved by Council.
- f) New infrastructure projects shall consider the addition of infrastructure to support active transportation.

7.3 EXISTING PRIVATE ROADS

Infilling may be permitted on existing private roads provided that the infilling occurs prior to the last dwelling located on the road and without the need to extend the existing private road.

7.4 NEW PRIVATE ROADS

New private roads to service residential development in the Municipality shall not be permitted except through the plan of condominium approval process.

7.5 PROTECTION OF RIGHTS-OF-WAY

The Municipality may acquire land for rights-of-way or the widening of rights-of-way through conditions of approval for a severance, minor variance, site plan, plan of subdivision, or plan of condominium.

7.6 TRAIL PATHWAY SYSTEM

- a) Walking and/or cycling lanes or trails shall be required in all new roadway construction and wherever possible through reconstruction and resurfacing projects.
- b) The Municipality of Sioux Lookout shall ensure that all new sidewalks and crosswalks associated with roadway developments are barrier free, and meet minimum design standards for the visually and hearing impaired.
- c) Snowmobile trails form an important component of the Municipality's transportation system. Many of these routes are shown on all Schedules to this Plan. The location of these routes may change from time to time. Development in the Municipality shall ensure that these routes are protected. Railway and highway crossings shall be approved by the appropriate authority. Snowmobile access shall be continuous to allow movement from the Municipal core to the rural areas and lakes surrounding the Municipality.
- d) Any proposals for snowmobiles or trail crossings of provincial highways will require the prior approval of the Ministry of Transportation. Walking or cycling trails shall be encouraged along the right-of-way of a provincial highway.

7.7 RAILWAY CORRIDORS AND RAIL YARDS

Railway transportation has historically been an important factor in the development of Sioux Lookout. Development proposals in close proximity to the railway shall be subject to the Land Use Compatibility Section of this Plan.

Development along the railway corridor and near rail yards should be limited to industrial and commercial uses. Where planning approvals are required to allow for development or redevelopment near a railway corridor or rail yard, consideration shall be given to the impacts of noise and vibration.

Except for limited infilling on existing lots of record, new residential and other sensitive land uses development shall not be permitted within 300

metres of a rail yard. Notwithstanding the above, where a planning approval is required (except for a comprehensive Zoning By-law update or consolidation, or a minor variance) limited residential development of a restrictive infill nature may be permitted provided it has been demonstrated, by a site specific study to the satisfaction of Council in consultation with CN Rail, that there shall be no negative impacts on the long term function of the rail yard, that the applicable policies and guidelines, including the Ministry of the Environment, Conservation and Parks noise assessment and land use compatibility guidelines, have been addressed, and Council is satisfied that appropriate noise mitigation measures shall be undertaken.

Feasibility or detailed noise studies may be required prior to development. A proponent should pre-consult with the Municipality and the Ministry of Environment, Conservation and Parks publication, "Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation" to determine which type of study is required. The type of study is based on the sound levels resulting from surface transportation noise and its impact on a site and the site's location to a railway corridor and/or rail yard. Applications for planning approvals to allow for residential or other sensitive land uses shall be accompanied by a feasibility or detailed noise study, to the satisfaction of Council in consultation with CN Rail, demonstrating that applicable provincial policies and guidelines with respect to noise and land use compatibility have been addressed. Such applications shall be permitted only where Council is satisfied that appropriate noise mitigation measures will be implemented at the time of development.

Where development is proposed within 75 metres of a rail yard or railway corridor, submission of a vibration study, prepared to the satisfaction of Council in consultation with CN Rail, and addressing the potential impacts of vibration and recommended mitigation measures, may be required. Where potential adverse impacts are identified, appropriate mitigation measures shall be implemented at the time of development.

Appropriate safety measures, such as setbacks, berms and security fencing, shall be provided in association with all development proposals adjacent to rail yards or railway corridors, to the satisfaction of the Municipality in consultation with the rail companies.

In lieu of the site specific studies addressed above and required in the Pre-Application Consultation and Prescribed Information for Planning Applications Section of this Plan, the Municipality, in consultation with CN Rail, may undertake a comprehensive study prepared in accordance with applicable provincial policies and guidelines with respect to noise and land use compatibility to determine appropriate noise mitigation measures to be incorporated into new development proposed in close proximity to rail yards or rail corridors. Any such study shall be updated on a regular basis to reflect current rail operating conditions.

The extent of the railyard is generally in the area south of Front Street and beyond Centennial Park as shown on Schedule A1. For the purposes of this Plan, all other rail lines shall be deemed to be railway corridors.

Section 8 IMPLEMENTATION

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

8.1 GENERAL

- a) This Official Plan shall be implemented by the powers conferred upon the Municipality of Sioux Lookout by the *Planning Act*, as amended and other statutes of the Province of Ontario as applicable. The decisions of Municipal Council shall be consistent with the Provincial Policy Statement.
- b) Following approval of this Plan by the Ministry of Municipal Affairs, the Plan shall be reviewed in accordance with the requirements of the *Planning Act*.
- c) Pursuant to Section 24(1) of the *Planning Act*, no public work shall be undertaken and no by-law shall be passed by the Municipality for any purpose that does not conform to the intent and policies of this Official Plan.
- d) The Municipality 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*, and any other applicable statutes of the Province of Ontario.
- e) All development agreements regarding plans of subdivision, plans of condominium, consents, variances, and site plans are required to conform to the policies of this Official Plan.
- f) Council shall hold Public Meetings and provide Notice for planning applications in accordance with the *Planning Act*.
- g) The approval authority will have regard to all written and oral submissions received and include in Notices of Decision an explanation of the effect of the public input had on the planning decision.

8.2 COMMUNITY IMPROVEMENT

The Community Improvement provisions of the *Planning Act* allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. For example, the Municipality of Sioux Lookout intends to pass a Community Improvement By-law for the area illustrated on Schedules C1 and C2 to this Official Plan.

8.2.1 OBJECTIVES

- a) The objectives of Community Improvement Plans are:
 - i. To upgrade and maintain all essential municipal services and community facilities;

- ii. To ensure that community improvement projects are carried out within the built up areas of the Municipality;
- iii. To ensure the maintenance of the existing building stock;
- iv. To encourage the preservation, rehabilitation, renewal and reuse of heritage resources, including heritage buildings;
- v. To encourage private sector investment and the strengthening of the economic base; and
- vi. To enhance the visual appearance of Community Improvement Areas.
- vii. To encourage the intensification within the settlement areas, the redevelopment of brownfield sites, and the reuse of vacant or underutilized buildings, by utilizing available legislation and programming.
- viii. To encourage and incentivize construction of affordable housing.
- ix. To improve energy efficiency.
- b) Any land use designation in an Official Plan may be designated as a Community Improvement Project Area, based on the following criteria:
 - i. 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 streetscaping. Improvements may apply to some or all of the above services;
 - ii. That the phasing of improvements is within the financial capability of the local municipality;
 - iii. That a significant number of buildings in an area show signs of deterioration and need of repair;
 - iv. That improvement to the visual appearance or aesthetics be required; and,
 - v. That improvement shall have a significant impact on strengthening the economic base of the community.
- c) Community improvement shall be accomplished through the:
 - i. Designation, by by-law, of Community Improvement Projects Area(s) based on the criteria listed above;
 - ii. Preparation and adoption of a Community Improvement Plan for each Community Improvement Project Area; and,
 - iii. Establishment of programs to implement the Community Improvement Plan in effect within a designated Community Improvement Project Area.
- d) Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:
 - i. The boundary of the proposed Community Improvement Project Area and the land use designations contained in this Plan;

- ii. The estimated costs, means of financing and the staging and administration of the project;
 - iii. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - iv. The phasing of improvements, in order to permit a logical sequence of development without generating unnecessary hardship to area residents and the business community;
 - v. The means of implementation; and,
 - vi. Citizen involvement.
- e) In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the Municipality of Sioux Lookout may undertake a range of actions in accordance with the *Planning Act*, including:
 - i. Acquisition of land within the Community Improvement Project Area and subsequent:
 - Clearing, grading, or other preparation of this land;
 - Construction, repair, rehabilitation, or improvement of buildings on this land; and,
 - Sale, lease, or disposition of this land to any person or governmental authority.
 - f) Provision of public funds such as grants or loans to owners, tenants and their assignees to pay for the whole or part of the eligible costs of the Community Improvement Plan (e.g. environmental site assessment, remediation, development, redevelopment, etc.).
 - g) Application for financial assistance from senior level government programs.
 - h) Development proposals located within Community Improvement Plan areas shall have regard to the Community Improvement Plans.

8.3 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*.

8.3.1 NON-CONFORMING USES

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

8.3.2 TEMPORARY USES

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

- a) the temporary use does not require major capital investment or alteration to the existing landscape;
- b) the proposed use is compatible with surrounding land uses;
- c) the proposed use does not require the extension of municipal services;
- d) the developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted; and,
- e) the By-law shall specify a maximum time period for the use to be permitted.

8.4 HOLDING PROVISIONS

Council shall 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:

- a) a Site Plan Agreement or Subdivision Agreement as may be required, has been executed between the municipality and the developer;
- b) all engineering plans and arrangements with respect to municipal services have been completed;
- c) the financial requirements of the municipality have been satisfied;
- d) existing mine hazards has been rehabilitated in accordance with the requirements of the *Mining Act*.
- e) an archaeological assessment, to the satisfaction of the Province, has been undertaken by an archaeologist licensed under the *Ontario Heritage Act*, and any significant archaeological resources have been conserved by removal and documentation, or preservation onsite, to the satisfaction of the Province; and,
- f) site contamination or other environmental constraints have been appropriately addressed.

8.5 COMMUNITY PLANNING PERMIT BY-LAW

The Community Planning Permit approval framework combines existing systems of zoning, site plan control, tree cutting by-laws and site alteration by-law into one approval or permitting system. Lands subject to a Community Planning Permit By-law are no longer subject to the Zoning By-law or Site Plan Control By-law.

8.5.1 POLICIES

- a) A Community Planning Permit By-law may be developed and adopted for a specific area of the Municipality or for the entire

corporate limits of the Municipality. Where a Community Planning Permit By-law has been enacted and approved the Zoning By-law and Site Plan Control By-law will not apply.

- b) The objectives of the Municipality in implementing a Community Planning Permit By-law shall include the following:
 - i. Preservation of the character of the affected area(s);
 - ii. Improvement of the waterfront area;
 - iii. Preservation and enhancement of residential neighbourhoods;
 - iv. Protection of the natural environment; and,
 - v. Promotion and rehabilitation of industrial properties.
- c) Council may delegate to Municipality staff the approval or issuance of development permits. Limits on and criteria for such delegation will be established in the Community Planning Permit By-law.
- d) The Municipality may impose conditions and grant provisional approval prior to final approval. These may include conditions related to removal or restoration of vegetation, site alteration, natural features and areas, contaminated or marshy lands, and conditions permitted by Sections 34, 40, 41, 42 of the *Planning Act*, R.S.O. 1990.
- e) As may be provided in the Community Planning Permit By-law, a development permit may be issued to permit, as a discretionary use, any use not specifically listed as a permitted use in the Community Planning Permit By-law, provided that the proposed use is similar to and compatible with the listed permitted uses, would have no negative impact on adjoining properties, and would generally maintain the intent, principles and policies of this Official Plan. A Community Planning permit may also be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship, that it would have no negative impact on adjoining properties, and that it would generally maintain the intent, principles and policies of this Official Plan.
- f) As may be provided in the Community Planning Permit By-law, a development permit may be issued to permit variations to the standards and provisions outlined in the Community Planning Permit Bylaw. Such variations will only be permitted if they are consistent with the policies of this Official Plan.
- g) Any proposal for a use which is not listed as a permitted use and which does not qualify as a discretionary use or a variation in accordance with these policies and the Community Planning Permit By-law will require an amendment to the Development Permit By-law.
- h) The Community Planning Permit By-law shall be developed and implemented in accordance with the requirements of the *Planning Act*.

- i) At the time of adopting a Community Planning Permit By-law, an Official Plan Amendment may be required in order to refine the Municipality's goals and objectives in proposing a Community Planning Permit System (CPPS) for the area, the scope of any delegation of authority and limitations, the types of conditions that may be included in the Community Planning Permit By-law, the types of criteria that may be included in the Community Planning Permit By-law for evaluating discretionary uses and variations, or any other matters mandated by Ontario Regulation 608/06 or any other regulation adopted under the *Planning Act*.

8.6 SITE PLAN CONTROL

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

The entire Municipality shall be designated as a Site Plan Control Area. Site Plan Control shall be applied to all commercial, industrial, institutional, recreational, and multi-residential development and to the design of facilities to have regard for accessibility in the Municipality. The Municipality may also require Site Plan Control in order to protect environmental features as designated on Schedule B in this Official Plan.

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. In all cases, Site Plan Agreements shall be executed by the Municipality before development can occur.

Any required Site Plan Agreement shall deal with the following, as appropriate:

- a) road widenings;
- b) location of vehicular access points;
- c) loading, parking and driveway locations;
- d) the surfacing of loading, parking and driveway areas;
- e) the location and design of walkways and walkway ramps,
- f) the location, massing and conceptual design of any buildings and structures;
- g) the character, scale, appearance, design and sustainable design features;
- h) the location and type of lighting, landscaping;
- i) preservation of natural vegetation to act as vegetative buffers to protect water quality and other environmental features;
- j) the location and type of garbage storage;
- k) the location and type of accessibility ramps;
- l) the location and nature of easements;
- m) the grade and elevation of the land;

- n) the type and location of storm, surface and wastewater disposal facilities;
- o) the location and type of snow removal facilities; and,
- p) other matters as may be required to implement this Plan.

8.7 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:

- a) changes Section numbers or the order of text but does not add or delete Sections;
- b) consolidates amendments which have previously been approved;
- c) corrects typographic, grammatical or mapping errors which do not affect the intent or application of the policies or provisions of this Plan; or
- d) rewords policies or re-illustrates mapping for the purpose of clarification only, without changing the intent or purpose of the policies or mapping.

8.8 PROPERTY 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 under the *Building Code Act* to establish minimum standards for the:

- a) physical condition of buildings and structures;
- b) physical condition of lands; and,
- c) adequacy of sanitary facilities.

8.9 SITE ALTERATION BY-LAW

The objective of implementing a Site Alteration By-law is to prohibit or regulate the placing or dumping of fill, the removal of topsoil and alteration of the grade of the land. Council may pass a by-law under the *Municipal Act*, S.O. 2001, c.25, as amended to regulate site alterations in the Municipality of Sioux Lookout.

8.10 POTENTIAL CONTAMINATED SITES

Where planning approvals are required prior to the development of 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, Conservation and Parks guidelines, and acknowledged by the Ministry of the Environment, Conservation and Parks.

Where site remediation requirements are known and feasible, planning approvals using a Holding Zone may be considered. In these instances, the remediation of the site and the submission of a Record of Site Condition under Part XV.1 of the Environmental Protection Act will be

required prior to the removal of the holding symbol. In the interim, uses permitted on such properties will be restricted to existing land uses.

8.11 ENVIRONMENTAL IMPACT STATEMENTS

- a) Where required, an Environmental Impact Statement shall be prepared by an individual(s) with appropriate environmental qualifications, and shall include, but not be limited to:
 - i. A description of the existing natural environment, including natural features and ecological functions, that may be affected by the proposed development;
 - ii. A description of the potential impacts of the proposed development on the natural features and the ecological functions for which the area is identified;
 - iii. Suggested development alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and,
 - iv. Recommended monitoring activities.
- b) Where required, no planning approval will be granted until an Environmental Impact Statement has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of Environmental Impact Statement.
- c) Where significant woodlands, significant wildlife habitat, significant valleylands or other natural heritage features are not designated, development and site alterations shall not be permitted for:
 - i. Any development permitted under the policies of this Plan within the feature;
 - ii. Any development permitted under the policies of this Plan within 120 metres of the feature; unless an Environmental Impact Statement demonstrates that there will be no negative impacts on the natural heritage features or on its ecological functions.

8.11.1 SCOPED ENVIRONMENTAL IMPACT STATEMENT

In cases where the development constitutes a relatively minor undertaking (such as construction on a single residential lot), or one that barely encroaches within the adjacent lands zone, municipal planning staff can exercise some discretion and request that the proponent prepare a scoped Environmental Impact Statement. This typically involves a simple checklist approach of planning issues that only addresses the key issues identified at the initial assessment stage.

8.11.2 FULL SITE ENVIRONMENTAL IMPACT STATEMENT

For more complex proposals, such as plans of subdivisions and resort/recreational developments (e.g. marinas), a full site Environmental Impact Statement is the appropriate mechanism for demonstrating that

development can meet the test of municipal and provincial natural heritage policies. Components of a full site Environmental Impact Statement typically include consideration of the following:

- a) A detailed description of the natural heritage attributes of the study area, including terrain setting; soils; geology; groundwater and surface water resources; vegetation communities; fish and wildlife communities and habitat; and delineation of the precise boundaries of the natural heritage feature(s);
- b) A characterization of the existing ecological, hydrological, and hydrogeological functions performed by the significant feature(s);
- c) A detailed description of the proposed development, including building type and density, servicing (sewage disposal, water supply) and infrastructure (roads, stormwater management, etc.);
- d) A prediction as to potential impacts (direct, indirect and cumulative) of the development on the natural and physical environment;
- e) The identification and evaluation of measures/options to avoid, reduce or otherwise mitigate impacts to meet the standard of no loss of feature and function;
- f) The selection of a preferred mitigation/rehabilitation strategy;
- g) A summary of predicted net effects after the application of mitigation compared to overall environmental targets and standards; and,
- h) An evaluation of the need for and the elements of a monitoring program to assess the effectiveness of the preferred mitigation/rehabilitation strategy.

Additional guidance regarding the specific technical requirements of an Environmental Impact Statement and the approach that should be taken for the preparation of an Environmental Impact Statement within the context of a typical municipal planning process are discussed further in the Natural Heritage Reference Manual (OMNR 2005).

8.12 PRE-APPLICATION CONSULTATION AND PRESCRIBED INFORMATION FOR PLANNING APPLICATIONS

The *Planning Act* permits the Municipality to require applicants to consult with the Municipality prior to formal submission of planning applications. Pre-consultation is important so that both the proponent and the Municipality have a detailed understanding of proposals, timelines and expectations in order for appropriate information to be provide by all parties and to ensure the streamlining of the development review process.

During the pre-consultation, the Municipality shall determine which studies and information are required by Municipal staff and Council to evaluate the application. Furthermore, Municipal staff shall identify those studies that must be submitted at the time of application submission. As part of a complete application for an official plan amendment, zoning by-

law amendment, or plan of subdivision, applicants shall provide a proposed strategy for consulting with the public with respect to the application. The applicant's strategy should include how they will consult with Indigenous communities.

Depending on the nature of the proposed development and planning application, the Municipality may require the following studies or additional information to deem complete applications and to properly evaluate a development application:

- Planning Rationale
- Heritage Impact Assessment
- Environmental Impact Statement
- Archaeological Assessment
- Transportation Impact Study
- Minimum Distance Separation
- Servicing Options Study
- Drainage/Stormwater Management Report/Plan
- Geotechnical Study
- Hydrogeological Study
- Confirmation of Hauled Sewage/Septage Capacity Report
- Erosion and Sediment Control Plan
- Feasibility / Detailed Noise Study
- Vibration Study
- Noise Control Study (Airport)
- Obstacle Limitation Surfaces (Airport Zoning Regulations)
- Sun-Shadow Study
- Fisheries Assessment
- Shoreline Riparian Control Study
- Wildland Fire Assessment

Fisheries Assessments shall be evaluated by the Department of Fisheries and Oceans as part of the development review process.

8.13 MONITORING

Following adoption of this Plan, the Municipality's Department of Development Services shall prepare an annual report outlining how the Plan is being implemented. This report shall include:

- a) the number of lots created in each designation and the proportion of lots created in the Urban Sioux Lookout and Hudson Settlement Areas in relation to the Drayton Area and the Rural designation;
- b) the number of building permits issued for residential, industrial and commercial buildings; and
- c) a summary of applications for rezoning and amendments to this Plan.
- d) the number of new dwelling units and conversions from seasonal dwellings to permanent dwellings which meet the definition of affordable in section 3.6 of this plan.

8.14 LAND DIVISION

In addition to any other policy set out in this Plan, the following shall apply to the review and approval of applications for the division of land:

- a) Where permitted by the policies of this Plan, land development shall generally take place by Plan of Subdivision.
- b) It is a policy of this Plan to provide for enough designation development area with the Municipal boundaries to accommodate growth anticipated in the next 20 years. This will provide a sufficient number of new lots to give prospective purchasers alternatives and to help maintain affordable housing opportunities.
- c) The location and nature of lands to be divided will be suitable for the intended or permitted use. No lot shall be created which does not comply with the requirements of the Zoning By-law of the Municipality of Sioux Lookout. Rezoning may be a condition of lot creation.
- d) The shape and pattern of lots and/or roads, to be established by consent or plan of subdivision procedure, shall be appropriate for the intended use of the land, the natural features of the site and adjacent patterns of development. In all cases, the Committee of Adjustment shall be guided by good principles of site design. The creation of long, narrow or irregular lots, the establishment of inefficient or hazardous roadway and intersection patterns or the proposed division of land without regard to major natural site features shall be discouraged.
- e) All new lots shall have direct frontage on an open and maintained road, unless they are for water access only lots. In the latter case, policies 8.14 (h) and (i) apply.
- f) Access to a lot, from a road or highway, shall not constitute a traffic hazard by reason of its location in areas of limited site line distances or existing traffic hazards.
- g) All land division proposals, having direct frontage on a provincial highway or are in the vicinity of a provincial highway, shall be circulated to the Ministry of Transportation for review and comment.
- h) Lots, having access solely from a waterbody (i.e. where vehicle access is not possible), shall have public mainland parking and docking facilities sufficient for the proposed use.
- i) Lots, having access solely from a waterbody, shall have suitable shoreline frontages and slope conditions for convenient docking and transport of goods and materials from watercraft to the land.
- j) Where it is deemed appropriate for land to be dedicated for park purposes, as a condition of the land division approval, such dedicated land shall be suitable located for recreational development and use. Land dedicated for park purposes as a condition of land division approval shall be carried in accordance with Section 8.18 – Parkland Dedication of this Plan.

- k) Proposals for new subdivisions and consents will be reviewed consistent with the policies of this Plan.

8.15 CONSENTS

The division of land by consent procedure is primarily intended to facilitate technical transfer in land titles, such as boundary corrections and partial mortgage discharges, and the creation of a limited number of lots. The division of land for all other purposes and circumstances should generally take place by Plan of Subdivision procedure.

The Committee of Adjustment has the authority to grant consents, if satisfied that a Plan of Subdivision of the land is not necessary for the proper and orderly development of the municipality.

- a) Up to three additional lots may be created from a single parcel of land that existed on December 2, 2011, provided that the other policies in this Plan are satisfied. In a Settlement Area, up to four severed lots and one retained lot may be created by consent.
- b) Where appropriate, conditions of consent or subdivision approval and related agreements shall provide for the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources.
- c) Consents may be granted for the purpose of a boundary adjustment, mortgage, mortgage discharge or any other technical purposes where no new lots(s) are created, or intended to be created therefrom. In reviewing an application for a boundary adjustment, the Council or its delegate shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected.
- d) Consents, for the creation of new lots, should not create or aggravate patterns of scattered or ribbon development, but should generally have the effect of infilling existing areas of development.

8.16 PLANS OF SUBDIVISION

- a) Any proposal for the creation for four severed lots and one retained lot, and any proposal that requires the extension of municipal services, regardless of the number of new lots created, shall take place by Plan of Subdivision.
- b) Subdivisions, for residential purposes, may be required to provide 5 percent land dedication or be consistent with provisions for park or public recreation purposes as specified in Section 51 of the *Planning Act*.
- c) Natural features, such as tree cover and topography, shall be retained, where possible, and incorporated into the overall design of lots and/or roads.
- d) Direct access to lots shall generally be limited to internal roads, wherever possible.

- e) An agreement(s) shall be entered into between the developer and the Municipality, to provide internal and external services, as deemed necessary by the appropriate government authority. The services shall be constructed to the specifications of the appropriate government authority.
- f) Where a Plan of Subdivision is proposed adjacent to a provincial highway, the layout of the subdivision is to be designed such that the lots back onto the provincial highway and front onto a municipally maintained road or a condominium road.

8.17 INFILLING

- a) The first priority in regard to development in Urban Sioux Lookout will be to permit intensified development in the currently serviced areas. Of next importance is to extend development in a logical and orderly fashion out from the serviced areas.
- b) Infill severances are permitted under strict control in areas currently not serviced but in a settlement area. These will be subject to the following criteria:
 - i. The land is situated between two existing residential dwellings fronting on the same side of the road which are not more than 200 metres apart; or,
 - ii. The land is situated adjacent to and would form a minor extension of not more than two lots to a linear development of three or more existing residential dwellings grouped on the same side of a public roadway.
- c) Residential infilling will be permitted in :
 - i. The Urban Sioux Lookout Settlement Area on full municipal services;
 - ii. The Hudson Settlement Area only where it is considered minor rounding out and where serviced by municipal water supply and individual on-site sanitary sewage treatment systems or individual on-site sewage disposal and water services where municipal water services are not available. All systems shall be approved by the Northwestern Health Unit and/or the Ministry of Environment, Conservation and Parks; and,
 - iii. The Drayton Area on lots served by private sewer and water facilities approved by the Northwestern Health Unit and/or the Ministry of Environment, Conservation and Parks. These lots must be large enough to accommodate the policies of the Northwestern Health Unit and the Ministry of Environment, Conservation and Parks and respect the rural nature of the area.

8.18 PARKLAND DEDICATION

- a) As a condition of development or redevelopment, the developer shall convey lands to the Municipality for park or other public recreational purposes through the provisions of the *Planning Act*,

including alternative requirements, in a way that best meets the parks and leisure needs of the community. All lands to be conveyed shall be suitable for park or public recreational purposes and shall be approved by Council.

- b) Where new development is proposed on a site, part of which has physical or environmental hazards, then such lands shall not necessarily be acceptable as part of the dedication for open space under the *Planning Act*, R.S.O. 1990. All the lands dedicated to the Municipality of Sioux Lookout shall be conveyed in a physical condition satisfactory to the Municipality. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.
- c) Where land to be dedicated is deemed unsuitable, Council may require the developer to convey cash-in-lieu of such lands for consents, plans of subdivisions or plan of condominiums, as set out in Section 42 or 51.1 of the *Planning Act*, R.S.O. 1990.
- d) Lands required for stormwater management facilities that are not suitable for park or public recreation purposes may not be accepted as part of the parkland dedication under the *Planning Act*.

Section 9 INTERPRETATION

The Official Plan should be read as a whole to understand the comprehensive and integrative nature of the policy framework for decision making in the Municipality of Sioux Lookout over the planning horizon to the year 2031.

In accordance with the *Planning Act*, this Plan will be reviewed at least every 10 years to determine whether the basis has changed and whether the Official Plan continues to manage change and growth in the Municipality.

Sections 1 to 10, Annex A and Schedules A, A1, A2, A3, B, C1, C2, and D constitute the Official Plan. Both the preamble in the Sections and the numbered policies are policy.

Where reference is made in the Official Plan to other documents, such as Provincial or Federal Acts, or other legislation, or to other documents that are not part of the Plan, it is understood that it is the latest approved version of the legislation or document that is being referenced, unless otherwise specified.

Number changes, cross-referencing; correcting grammatical or typographical errors in the Plan can be modified without amendment.

Minor Amendments to the Plan

9.1 LAND USE DESIGNATIONS

It is intended that the boundaries of the Land Use categories shown on Schedule A, A1 to A3 of this Plan and Natural Features & Development Constraints are illustrated on Schedule B, shall be considered as general only, and are not intended to define the exact lines of such areas except in the case of roads, railways, and other physical barriers that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform to this Plan.

9.2 USES

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

9.3 AMENDMENTS TO THIS OFFICIAL PLAN

An amendment to any of the Schedules in this Plan or to the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. No privately-initiated applications to amend the

new official plan for 2 years after its effective date will be permitted unless the municipality passes a resolution to allow applications during the 2-year time-out.

In considering an amendment to any of the Schedules in this Plan 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:

- a) the need for the proposed use;
- b) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use; and
- d) the location of the areas under consideration with respect to:
 - i. the adequacy of the existing and proposed roadway system;
 - ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
 - iii. 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 proponent and subject to the approval the Ministry of the Energy, the Medical Officer of Health and any other appropriate authority deemed advisable;
 - the compatibility of such proposed use with uses in the surrounding area;
 - the potential effect of the proposed use on the financial position of the Municipality;
 - the impacts of the proposed use on the natural environment; and,
 - the implications of the Provincial Policy Statement on the proposal.

Section 10 SCHEDULES

The following Schedules and Appendices form part of this Official Plan:

- Schedule A – Land Use Designations
- Schedule A1 – Urban Sioux Lookout Settlement Area
- Schedule A2 – Drayton Area
- Schedule A3 – Hudson Settlement Area
- Schedule B – Natural/Cultural Heritage Features & Development Constraints
- Schedule C1 – Community Improvement Area Sioux Lookout & Drayton Area
- Schedule C2 – Community Improvement Area Hudson
- Schedule D – Transportation
- Appendix A – Wildland Fire Potential Hazard Classification
- Appendix B – Mineral Deposit Inventory and Bedrock Geology
- Appendix C – Abandoned Mines Information System and Land Tenure

Schedule B shall be revised without the need for an Official Plan Amendment to reflect updated information from the Ministry's Natural Resource Values Information System.

Several other hazard points within the Municipality are noted in the Ministry of Energy, North Development and Mines' Abandoned Mines Information System (AMIS) database, but site inspection reports on file indicate that none are considered significant hazards at this time. The AMIS database is compiled from various sources and the Ministry of Energy, North Development and Mines makes no representation that the database is accurate or complete.

Section 11 Annex A - Glossary

Accessory means: aiding or contributing in a secondary way to a principal use to carry out its function.

Agricultural uses means: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses means: those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Affordable housing means: either rental or ownership housing, for which a low- or moderate-income household pays no more than 30 percent of its gross annual income.

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

Arterial Road means: a road that serves through travel between points not directly served by the road itself. Limited direct access is provided only to major parcels of adjacent lands.

Brownfield Sites means: 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.

Collector Road means: a road that serves neighbourhood travel to and from major collector or arterial roads and that usually provide direct access to adjacent lands.

Community Improvement means: the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public,

recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

Confidential Value means: due to the risk of disclosure, sensitive values (such as cultural heritage sites or endangered species habitat) are classed as “confidential values” in order to guarantee protection.

Convenience Store means: a small-scale retail commercial establishment supplying groceries and other daily household necessities to the surrounding neighbourhood.

Density means: a measure of specified units as in persons, employees or buildings/floor space per unit of area.

Development means: the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) Works subject to the *Drainage Act*; or
- c) For the purposes of policy 2.1.3(b) of the Provincial Policy Statement, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead those matters shall be subject to policy 2.1.4 (a) of the Provincial Policy Statement.

Garden suite 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.

Home occupation means: an occupation conducted for gain or profit as a secondary use within a dwelling unit or within a building or structure accessory to a dwelling unit.

Home industry means: a gainful occupation including a carpentry shop, a craft shop, a metal working shop, a plumbing shop and electrical shop, a welding shop, conducted in whole or in part in an accessory building to a permitted dwelling unit.

Infill means: development that occurs on a single lot, or a consolidated number of small lots, on sites that are vacant or underdeveloped generally within built up areas. Infill may also refer to the creation of the lot or lots.

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

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Local Road means: a road that provides direct access to adjacent lands and that serves neighbourhood travel to and from collector or arterial roads.

Massing means: the overall shape or arrangement of the bulk or volume of development.

Mixed use development means: a development or area made up of mixed land uses either in the same building or in separate buildings. The mix of land uses may include commercial, industrial or institutional uses and may include residential units.

Mobile home means:

A dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with CSA Z-240 or A-241 standards, but does not include a travel trailer or tent trailer or trailer otherwise designed.

Mobile home park means: an area of land owned by one personal or business entity used for the parking of mobile homes to be used as dwelling units and includes all accessory buildings necessary for the operation of the park.

Mobile home site means: a parcel of land within a mobile home park that is serviced and used for the exclusive purposes of one mobile home.

Modified grid network means: a street layout that uses a combination of "T" streets and crossroad intersections to produce an irregular grid. The modified grid system is often used to respond to the natural environment and preserve existing natural features. In addition, it creates numerous sites with high visibility that can be used as focal points to terminate a street.

Modular Home means: any dwelling that is designed in more than one unit, has a length to width ratio of not greater than 2.5 to 1, and is designed to be made mobile on a temporary basis, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a mobile home, recreational travel trailer or recreational motor vehicle as defined herein. A Modular Home shall meet CSA A-277 standards.

Multi-modal transportation system means: a transportation system that incorporates various modes (walking, cycling, automobile, public transit, etc.) and connections among modes so that each can fill its optimal role in the overall transport system.

Municipally-maintained road means: a road that is owned and/or operated by a municipality and is capable of being used by the public for travel.

Net residential density means: the number of dwelling units per hectare and is a measure based on the area of land exclusively for residential use, including private roads and parking areas but excluding public streets, rights-of-way, parks, environmental areas and non-residential uses.

Normal high water mark means: the mark made by the action of water under natural conditions on the shore or bank of a watercourse or water body or as established by a survey.

On-farm diversified uses means: uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

Opening elevation means: the minimum elevation of any opening (e.g. door, window) on the face of any habitable building relative to the flood hazard elevation as determined by the Ministry of Natural Resources Forestry from time to time.

Place making means: the design and development of usable public spaces that attract people, build community, and create local identity.

Private communal sewage services means: a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services means: a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences and is not owned by a municipality.

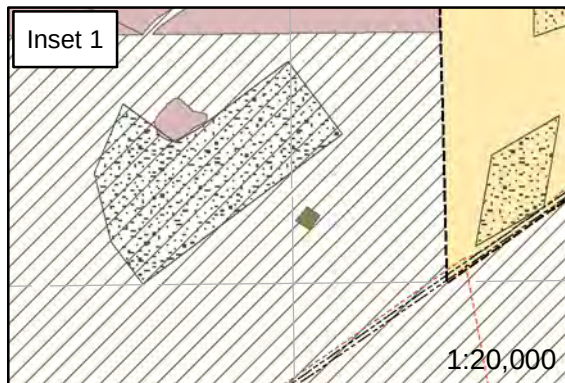
Qualified professional means: a person whose training, experience and/or certification qualifies him/her to make professional recommendations and decisions. Examples of qualified professionals include: engineers, architects, planners, lawyers, or other technically trained individuals.

Remote means: land that is largely inaccessible by a road and sparsely populated.

Secondary dwelling unit means: A self-contained dwelling unit created by either an interior renovation within an existing dwelling, or as an exterior addition, provided that one entire face of the addition is attached to the principal dwelling, and shall not be considered a second dwelling on the lot for the purposes of this By-law; or a self-contained dwelling unit located within an accessory building.

Water lot means: an area of land either contiguous or attached to dry land, or it may be entirely separated from dry land; and is either partially or entirely covered with water at some time.

Wayside pit or quarry means: a pit or quarry for a specific temporary contract for road construction or maintenance that has been authorized by permit issued to a public authority or any person who has a contract with a public authority from the Ministry of Natural Resources and Forestry under the Aggregate Resources Act.



MUNICIPALITY OF SIOUX LOOKOUT

OFFICIAL PLAN
SCHEDULE A -
LAND USE DESIGNATIONS

MAY 2019

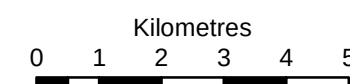
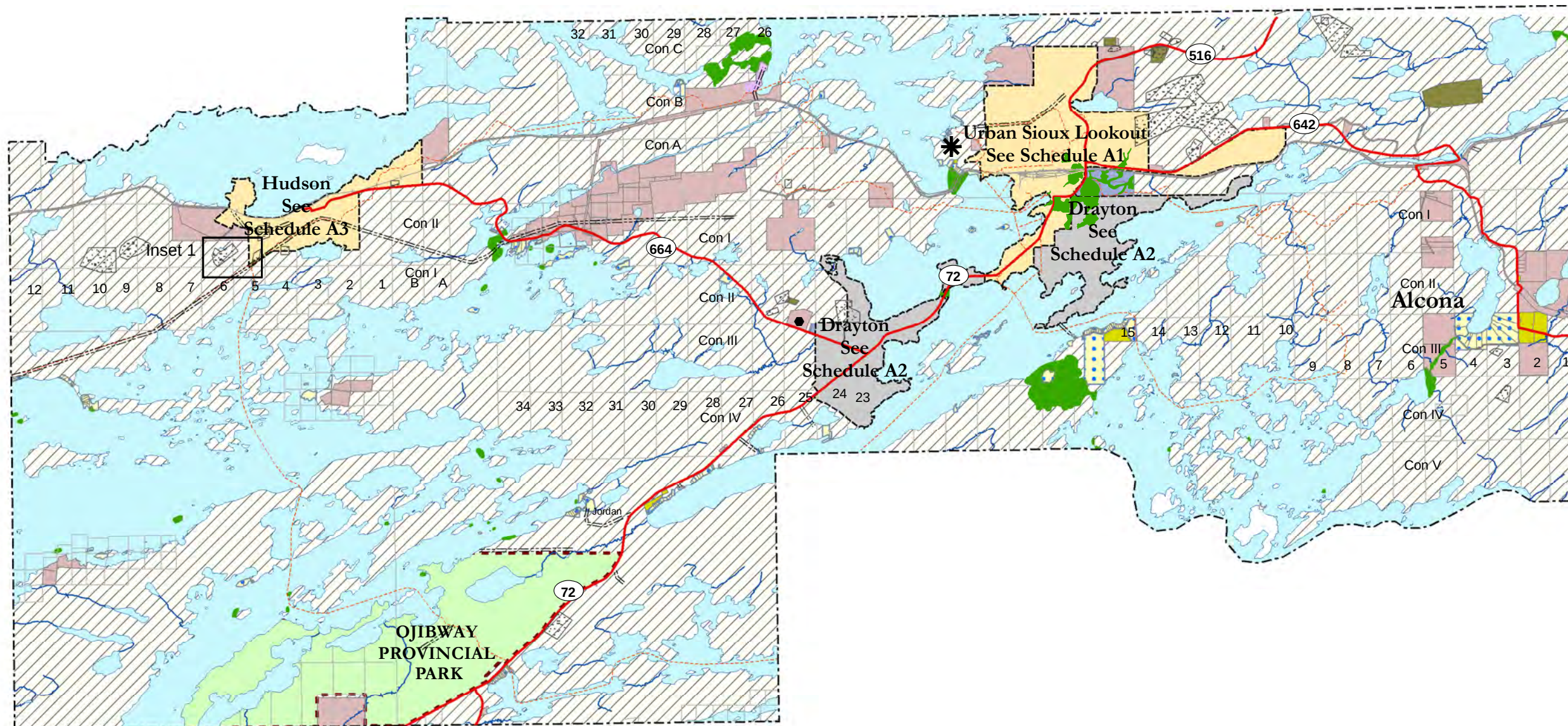


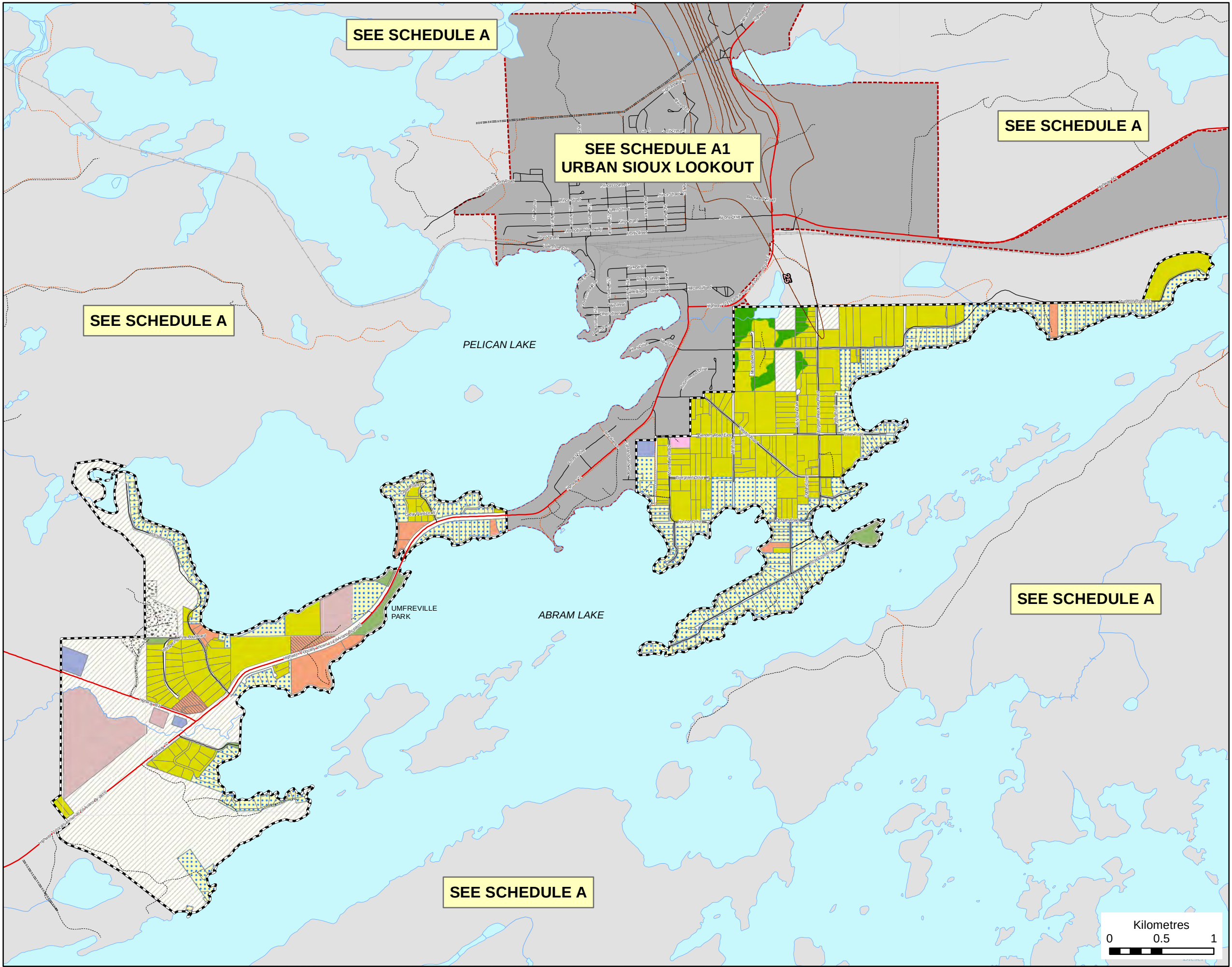
Legend

- Recycling Plant
- Provincial Highway
- Railway Corridor
- Utility Corridor
- - - Snowmobile Trails
- Watercourse
- Parcel
- Waterbody
- Settlement Area
- Drayton Area
- Municipal Boundary
- * Cedar Bay Area

Land Use Designations

- Institutional
- Industrial
- Waste Management Facility
- Crown Land
- Provincial Park
- Environmental Protection Area
- Residential
- Residential Shoreline
- Rural Residential
- Rural
- Aggregate Extraction





MUNICIPALITY OF SIOUX LOOKOUT

OFFICIAL PLAN
SCHEDULE A2 -
DRAYTON AREA

MAY 2019

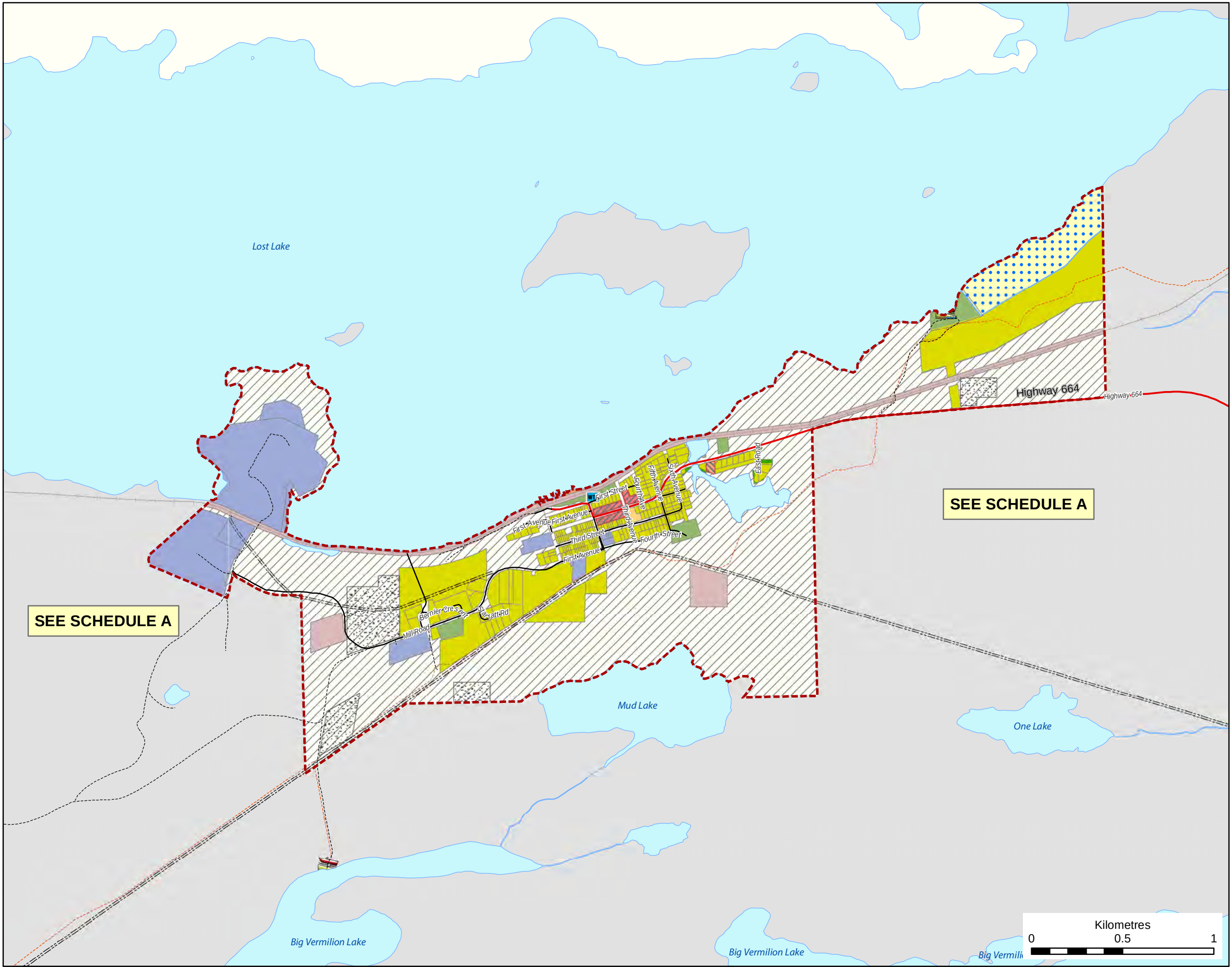


Legend

- Noise Exposure Forecast
- Provincial Highway
- Municipality Maintained Road
- Other Road
- Railway Corridor
- Utility Corridor
- Snowmobile Trails
- Watercourse
- Parcel
- Waterbody
- See Schedule A for Rural Area
- Settlement Area
- Drayton Area

Land Use Designations

- Residential Shoreline
- Rural Residential
- Commercial Core
- Highway Commercial
- Tourist Commercial
- Mixed Use
- Business Park
- Industrial
- Institutional
- Rural
- Environmental Protection
- Open Space
- Crown Land
- Aggregate Extraction



MUNICIPALITY OF SIOUX LOOKOUT

OFFICIAL PLAN SCHEDULE A3 - HUDSON SETTLEMENT AREA

MAY 2019



Legend

- Water Treatment Plant
- Noise Exposure Forecast
- Provincial Highway
- Municipally Maintained Road
- Other Road
- Railway Corridor
- Utility Corridor
- Snowmobile Trails
- Watercourse
- Parcel
- Waterbody
- See Schedule A for Rural Area
- Settlement Area

Land Use Designations

- Residential Shoreline
- Rural Residential
- Commercial Core
- Highway Commercial
- Tourist Commercial
- Mixed Use
- Business Park
- Industrial
- Institutional
- Sioux Lookout Municipal Airport
- Rural
- Environmental Protection
- Open Space
- Crown Land
- Aggregate Extraction



MUNICIPALITY OF SIOUX LOOKOUT

FINAL OFFICIAL PLAN
SCHEDULE B -
NATURAL/CULTURAL HERITAGE
& DEVELOPMENT CONSTRAINTS

MAY 2019

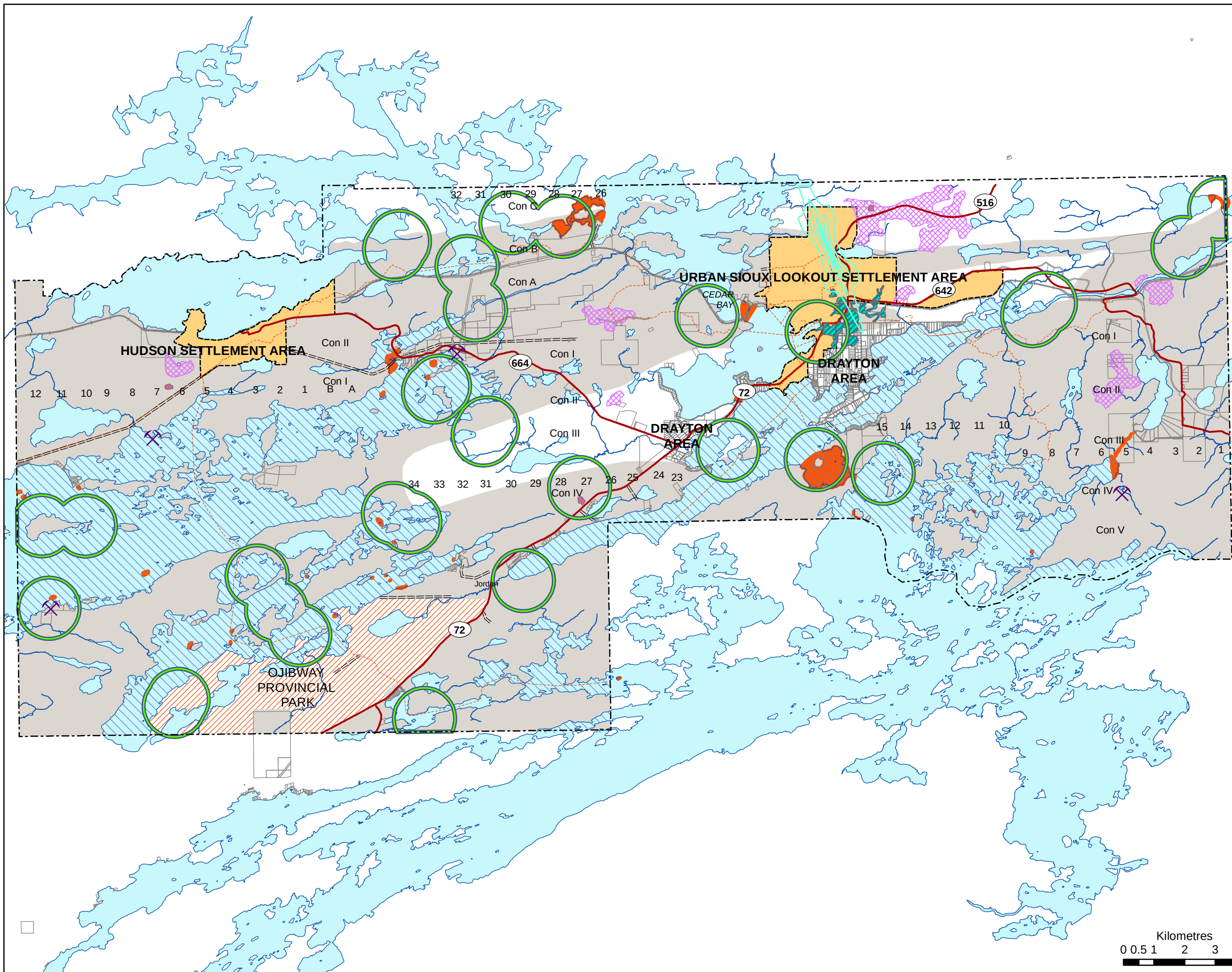
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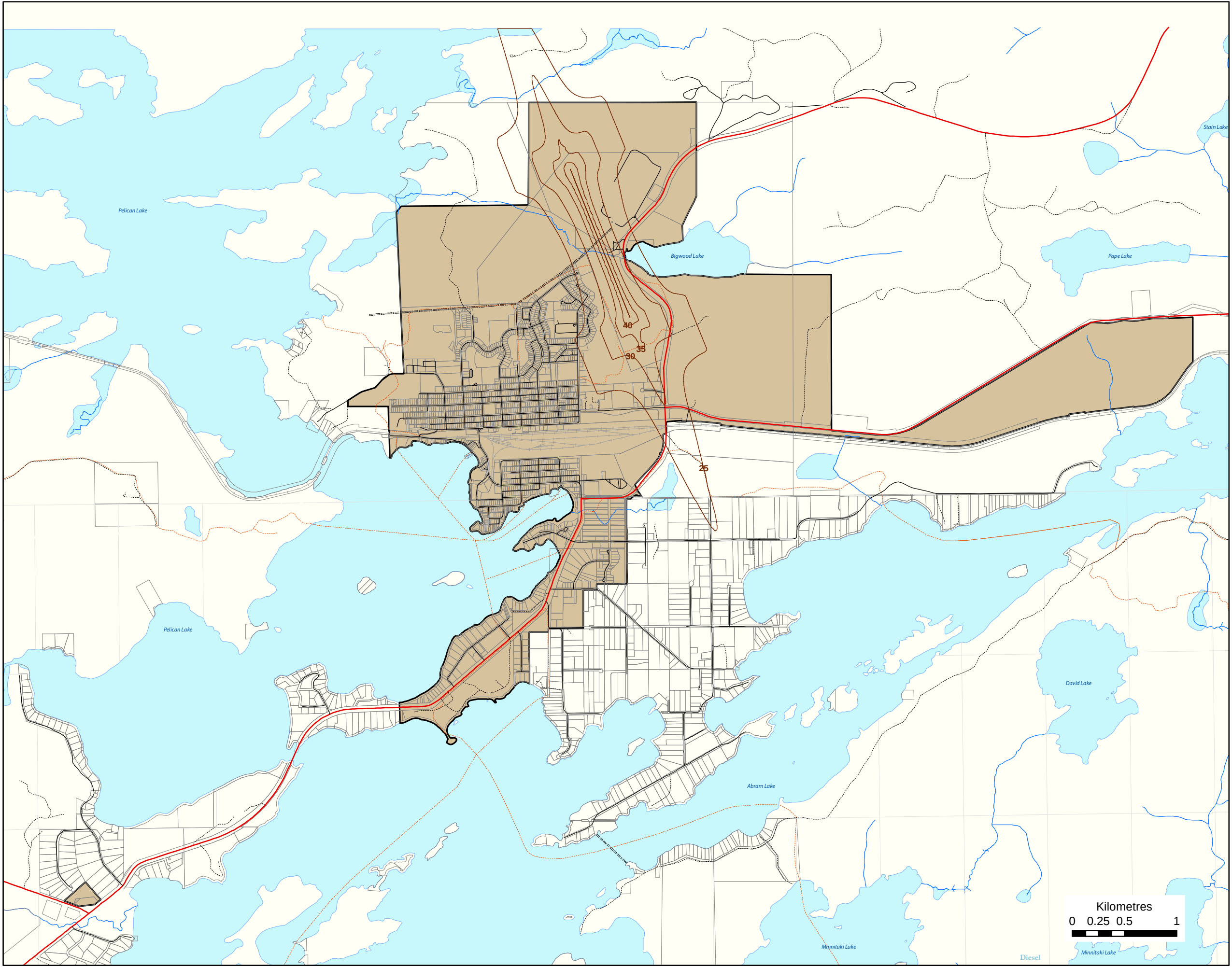
- Mine Hazard
- Environmental Protection Values
- Provincially Designated Lake Trout Lakes
- Fish Spawning & Nursery Area
- Provincially Significant Wetland
- Provincial Park
- High Mineral Potential
- Mineral Aggregate Resources
- Former Waste Disposal Site
- Noise Exposure Forecast
- Snowmobile Trails
- Provincial Highway
- Railway Corridor
- Utility Corridor
- Watercourse
- Waterbody
- Parcel
- Municipal Boundary



1:120,000

Kilometres
0 0.5 1 2 3 4





MUNICIPALITY OF SIOUX LOOKOUT

FINAL OFFICIAL PLAN
SCHEDULE C1 -
COMMUNITY IMPROVEMENT AREA
SIOUX LOOKOUT & DRAYTON

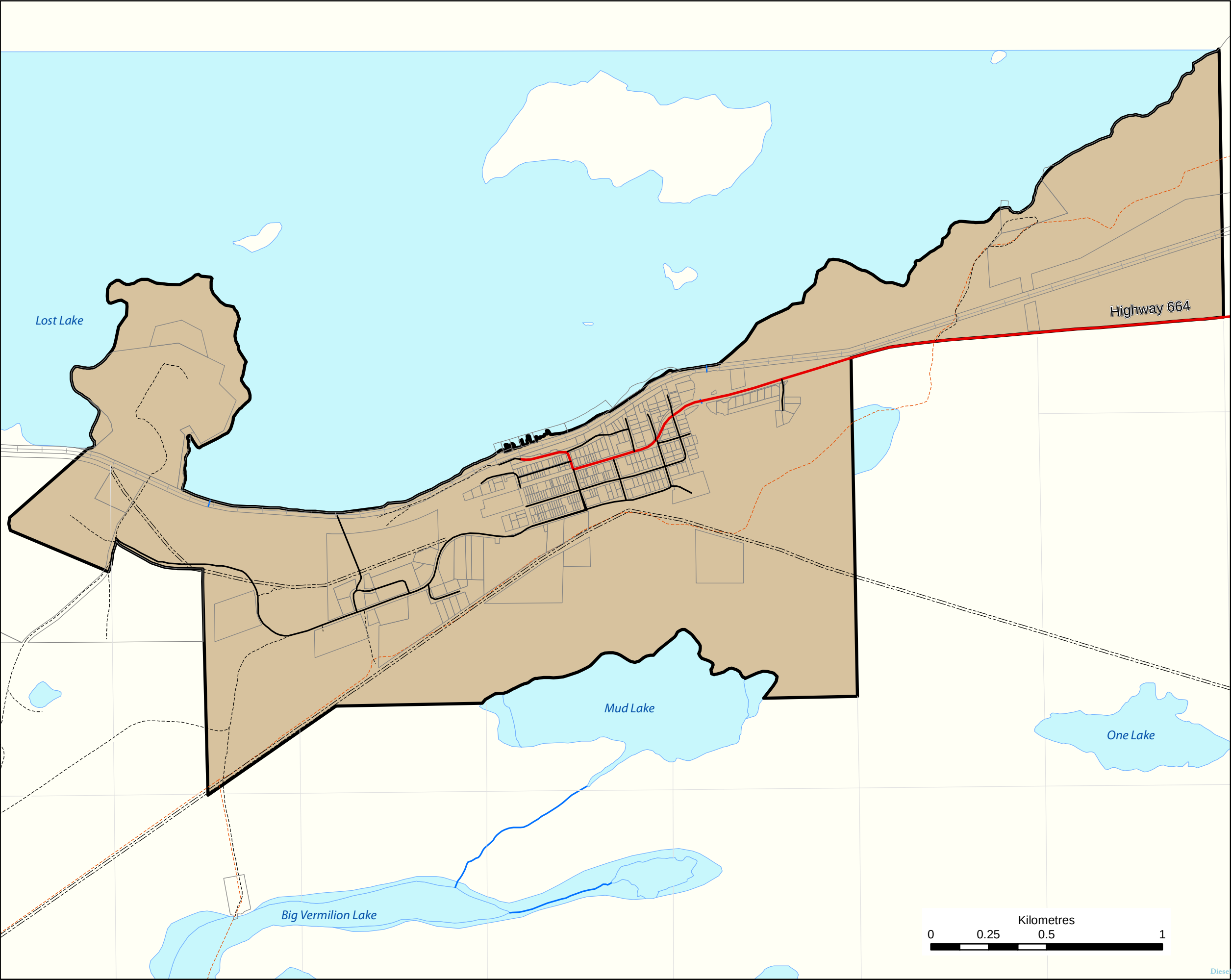
MAY 2019

Legend

- Community Improvement Area
- Parcel
- Provincial Highway
- Municipally Maintained Road
- Other Road
- Noise Exposure Forecast
- Snowmobile Trails
- Railway Corridor
- Utility Corridor
- Watercourse
- Waterbody



1:35,000



**MUNICIPALITY OF
SIOUX LOOKOUT**

FINAL OFFICIAL PLAN
SCHEDULE C2 -
COMMUNITY IMPROVEMENT AREA
HUDSON

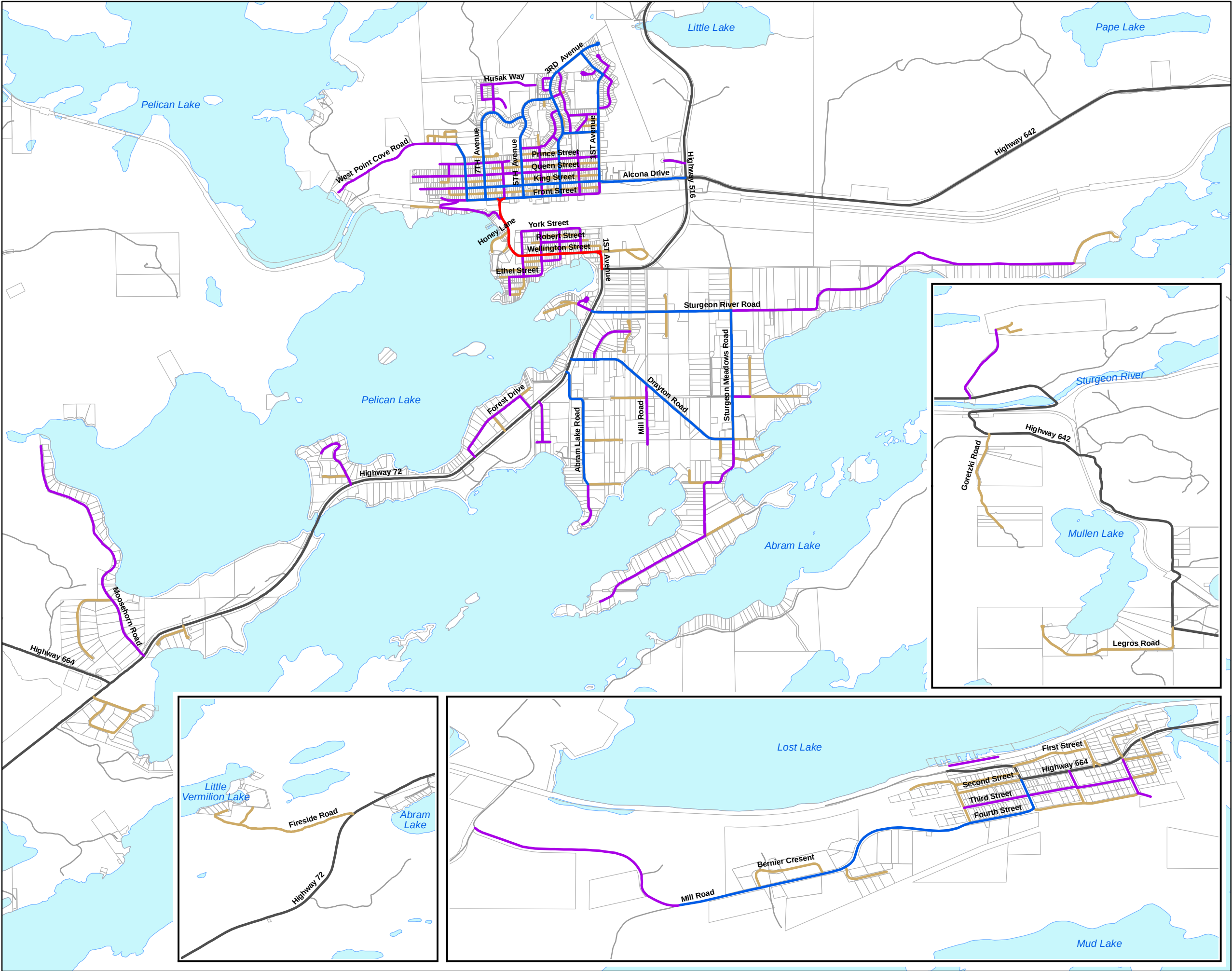
MAY 2019

Legend

- Community Improvement Area
- Parcel
- Provincial Highway
- Municipaly Maintained Road
- Other Road
- Snowmobile Trails
- Railway Corridor
- Utility Corridor
- Watercourse
- Waterbody



1:16,000





**MUNICIPALITY OF
SIOUX LOOKOUT**

OFFICIAL PLAN
SCHEDULE D -
TRANSPORTATION

MAY 2019



- Legend
- Arterial Road
 - Collector Road
 - Local Road
 - Laneway
 - Private Road
 - Provincial Highway
 - Parcel
 - Waterbody

MUNICIPALITY OF SIOUX LOOKOUT

WILDLAND FIRE POTENTIAL HAZARD CLASSIFICATION FOR MUNICIPALITY OF SIOUX LOOKOUT

- MUNICIPALITY OF SIOUX LOOKOUT
- EXTREME
- HIGH
- PINE - NEEDS EVALUATION



**MUNICIPALITY OF
SIOUX LOOKOUT**

