

**OFFICIAL PLAN  
CONSOLIDATION**

**TOWNSHIP OF CASEY**

**PN: 0242/2**

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**THE PLANTARIO GROUP LTD.**

**EAST YORK, ONTARIO**

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# OFFICIAL PLAN CONSOLIDATION

## TOWNSHIP OF CASEY

This document is not to be considered a legal document, but rather a reference to reduce the confusion with the number of documents presently in place. Where there is a question of status for a property, reference must be made to the original documents. The consolidation includes the following documents:

1. The Official Plan as approved by the Minister of Municipal Affairs and Housing on 28 October 1981, and is shown in the base type.
2. The Minister's Modifications to the Official Plan which formed part of the approval, dated 28 October 1981, and is shown in bold and italic type with a reference (A) Minister's Mod.
3. The Official Plan Amendment No. 1 as approved by the Director of Plans Administration Branch, Ministry of Municipal Affairs on 7 March 1983, and is shown in italic type with a reference Amendment No. 1.
4. The Official Plan Amendment No. 2 as approved by the Director of Plans Administration Branch, Ministry of Municipal Affairs on 9 March 1994, and is shown in italic type with a reference Amendment No. 2.
5. The Minister's Modifications to the Official Plan Amendment No. 2 which formed part of the approval, dated 9 March 1995, and is shown in bold and italic type with a reference (B) Minister's Mod.

PART I: GENERAL

1.1 TITLE AND COMPONENTS

1.1.1 The Township of Casey Planning Area was defined by the Minister of Housing March 5, 1979, and includes the whole of the Township of Casey.

1.1.2 The document, upon its approval by the Minister of Housing, shall be known as "The Official Plan of the Township of Casey".

1.1.3 The following text and Schedule 'A' constitutes the Official Plan of the Township of Casey.

1.2 PURPOSE

The Official Plan is a statement of public policies, set out by means of a map and text, intended to guide the future growth and development of the Township of Casey.

The purpose of the Official Plan is to guide, in a consistent and rational manner, public and private decisions regarding all aspects of physical development within the Township. In such a way, the Official Plan is meant to promote an environment that is attractive, safe, healthy and stable.

The Official Plan will reduce the element of uncertainty regarding the use and development of lands within the Township and guidelines will be provided to help public agencies assess proposals brought before them.

1.3 BASIS OF THE PLAN

1.3.1 The Official Plan is not based upon any specific time period although the policies of the Plan should be reviewed at least once every five years.

1.3.2 Consistent with recent patterns, the permanent population of the Township is not expected to increase appreciably in the near future.

1.3.3 *The main pressure for development will likely occur from residential development. The Municipality should be prepared to accommodate a variety of low density residential developments.*

1.3.4 Belle Vallee will remain the principal area of settlement within the Township.

Amendment No.  
2

1.3.5 Agricultural activity is likely to remain the primary economic activity in Casey Township. It is a goal of the Official Plan to preserve for agricultural activity Class 2, 3 and 4 agricultural lands as well as organic soils with high agricultural capability *while mitigating the effects of severances on these lands.*

Amendment No.  
2

1.3.6 Any development on lands which possess inherent physical hazards or flood susceptibility should take place in such a manner that there is a limited risk to property and no risk to human life.

(B) Minister's  
Mod 1

1.3.7 *A more flexible approach for the use of land in the Township has been introduced with the separation of the prime agricultural lands from the lesser agricultural lands. In the Rural Area designation, a variety of uses shall be permitted. Within this designation, consideration should be given to aggregate and mineral resource areas, wetlands and recreation resource areas when considering development applications.*

Amendment No.  
2

1.3.8 *In order to enhance the social and economic well-being of the residents of the Townsite directly and the entire population of the Planning Area indirectly, Council shall make improvements in the Townsite in order to stabilize the present situation and promote opportunities for economic expansion and development.*

## PART 2: LAND USE AND DEVELOPMENT CONTROL

### 2.1 GENERAL POLICIES

- 2.1.1 Land should not be used in a manner or for such purposes that do not conform with the policies and schedule of the Official Plan.
- 2.1.2 Nothing in this Plan should affect the continuance of uses which were legally established on the date that the Plan was adopted by the Council of the Township of Casey.
- 2.1.3 The uses permitted in each area of the Township shall be listed in the Restricted area Zoning By-Law which shall implement the policies of the Official Plan.
- 2.1.4 All new lots created in the Township shall front on a public road which is maintained on a year-round basis.
- 2.1.5 New residential and commercial development shall be encouraged to locate within the Designated Growth Area of Belle Vallee.

(A) Minister's  
Mod 1

2.1.6 All new development shall:

- a) *meet the requirements of the Ministry of the Environment or its agent with respect to water supply and sewage disposal, and,*
- b) conform to the guidelines of the Ministry of Natural Resources with respect to development within flood susceptible areas.

2.1.7 It shall be the policy of Council to encourage farms within the Township to obtain Certificates of Compliance from the Ministry of Agriculture and Food, Agricultural Code of Practice for all farm buildings and activities.

Amendment No.  
2

2.1.8 *Mobile homes are permitted within the Residential Growth Area as part of an approved mobile home Plan of Subdivision. A separate residential zone shall be required.*

2.1.9 The use of Class 2, 3, and 4 soils as well as organic soils with agricultural potential for non-agricultural purposes shall be discouraged. Under special circumstances, however, non-agricultural uses may be permitted on agricultural lands, by means of an amendment to the zoning by-law which implements this plan provided:

- a) the proposed use supports the agricultural economy by providing an agricultural service, or
- b) the proposed use does not conflict with or reduce the economic liability of adjacent agricultural uses, and
- c) the non-agricultural activity occupies only those lands which are necessary for the proper functioning of the activity, and
- d) the non-agricultural activity will not encourage the location of other non-agricultural activities, or
- e) the non-agricultural use is located beyond the Minimum Distance Separation required for all surrounding agricultural land uses as described in the Agricultural Code of Practice.

2.1.10 Group homes are permitted in all areas of the Township provided they are not located on Class 2, 3 or 4 Agricultural land or organic soils with high agricultural capability, and meet all other applicable requirements of the Official Plan and Restricted Area (Zoning) By-Law.

For the purposes of this Section group homes are defined as a single housekeeping unit in a residential dwelling in which three to ten unrelated residents (excluding staff or the receiving family) live as a family under responsible supervision consistent with the requirements of its residents The home is licensed under Provincial Statute and in compliance with municipal by-laws.

(A) Minister's  
Mod 2

2.1.11 *The major uses of land in those areas zoned as industrial in the implementing by-law shall include all forms of industrial activity such as manufacturing, fabricating, processing of goods and materials, warehousing storage, builders yards, transportation and communications facilities, public utilities and commercial uses accessory to industrial uses on the same lot. Industrial uses may, by zoning by-law amendment, be permitted as secondary uses in residential growth areas and in the rural areas.*

(A) Minister's  
Mod 3

2.1.12 *The predominant use of land in areas zoned as commercial in the implementing by-law should be the buying, selling and leasing of commodities and the supply of personal and business services. Other permitted uses should include public buildings, utilities, professional offices and residential units which are over and/or behind commercial buildings. Commercial uses may, by zoning by-law amendment, be permitted as secondary uses in the rural and residential growth area designations.*

(A) Minister's  
Mod 4

2.1.13 *All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, such as transmission lines, transformer stations and distributing stations, shall be permitted within all land use designations throughout the planning area provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the act, or any other relevant statutes.*

Amendment No.  
2

2.1.14 *Constraint areas include all lands which have soils, topography, drainage or similar environmental features as well as features of conspicuous value such as biological, geological, historical and cultural interests, which may be hazardous to development, or where the related feature may be damaged or destroyed by development.*

*Constraint areas may be identified as development is proposed or as a detailed study is undertaken. As a result, it may be necessary to create new land use designations to recognize the constraint area by amendment to this Plan.*

*To ensure that any development which takes place in an area where a constraint problem exists is compatible with the natural environment, Council shall assess each*

development application to see that the proposal will enhance and, where necessary and possible, conserve or restore the natural features. In this regard, Council may require that a study or an engineering report be conducted, at the expense of the applicant, to determine the impact of a proposed development.

(B) Minister's  
Mod 2

2.1.15 Within the Municipality a number of potential mining hazard sites, related to past mining activities, have been identified. Such sites are relatively small and isolated, consisting of mine shafts, ventilation shafts, waste rock dumps and mine buildings.

The potential sites have been found in part of Lot 6, Concession 111 and part of Lots 5 and 6, Concessions I and 11. Further sites may be identified as development is proposed, or as detailed studies are undertaken. As a result, it may be necessary to create a new land use designation to recognise the mining hazard sites by amendment to this Plan.

To ensure that any development which takes place in an area where a mining hazard may exist is compatible, Council shall assess each development application to ensure the safety of the development. In this regard, Council, in co-operation with the Ministry of Northern Development and Mines, may require that a study, or an engineering report be conducted at the expense of the applicant, to determine the extent of the hazard and its effects on the development.

(B) Minister's  
Mod 2  
Amendment No.  
2

2.1.16 The use of Crown lands in the Planning Area will be in accordance with the Ministry of Natural Resources' Land Use Guidelines and other plans as constituted from time to time.

(B) Minister's  
Mod 2

2.1.17 The area designated as Community Improvement Area is shown on Schedule A.

Additions and deletions to the designated Community Improvement Area may be made by amendment only. The boundaries of the Area shall be considered flexible and minor extensions may be permitted in specific by-laws designating Community Improvement Project Areas without an amendment to this Plan.

Community Improvement Areas area selected on the basis of one or more of the following criteria:

- the need for improved municipal services such as sewerage systems, sidewalks, street lighting, roads, etc. in that such services do not meet present municipal standards;



- *the opportunity for coordination of improvements with adjacent improvements funded by senior government levels;*
- *the opportunity for co-ordination of improvements with other planned municipal capital works;*
- *the need for rehabilitation of the housing stock and commercial and industrial buildings to stabilise the community to help ensure an adequate supply is available; improve the aesthetic appearance of an area, and for energy conservation purposes;*
- *the need for improvement to public infrastructure or the streetscape in existing commercial and industrial areas to ensure their continued economic viability;*
- *the need for beautification of public areas and public buildings or for the provision of additional public amenities;*
- *the need for improved parks and social and recreational facilities;*
- *the need for improvement due to the presence or impact of incompatible land uses, which may prejudice the functional or economic role of the area, through buffering, relocation, etc.; and*
- *the need to develop or redevelop vacant and under-utilized lands and buildings to reinforce the functional role of the area and, at the same time, provide for the enhancement of the municipal tax base.*

*Since it is neither financially nor administratively feasible to undertake all improvement needs within a Project Area at the same time, Council shall phase the implementation of improvements in the most economical way, and in accordance with local needs and demands, other municipal priorities and financial resource available, in an effort to optimise results for the time, effort and money in implementing the individual improvements.*

*The following programs and methods of implementation may be used for the purposes of achieving community improvement within the designated Community Improvement Area:*

- *Council may enact by-laws to designate a community improvement project area;*

- *for the area designated community improvement project area, Council may prepare a community improvement plan detailing the improvements to be made and the financial arrangements to complete the improvements. Should it be necessary to acquire lands to implement an improvement, plans for the acquisition of land shall be detailed in the community improvement plan;*
- *Council shall encourage adequate standards of maintenance on all properties by bringing into effect its Maintenance and Occupancy By-Law and by enforcing the maintenance and occupancy standards in the By-Law;*
- *Council may enact a by-law for the purpose of demolition control;*
- *Council shall provide, where available or possible, funding for property rehabilitation;*
- *Council may acquire, hold and/or clear land to implement improvements, or to relieve land use compatibility problems;*
- *Council shall permit and assist, as far as possible, private initiatives for redevelopment through the provision a adequate levels of public works and services;*
- *Council shall encourage the relocation of incompatible land uses and/or public buildings;*
- *Council shall encourage infilling in order to better utilize existing services and facilities and to better conserve energy; and:*
- *Council may use and encourage the utilization of public funds through various Provincial and Federal programs.*

## 2.2 RESIDENTIAL GROWTH AREA (BELLE VALLEE) POLICIES

- 2.2.1 In the Residential Growth Area the following uses shall be permitted:
- Residential uses including *mobile homes as part of an approved mobile home plan of subdivision* subdivisions and multiple family dwelling units
  - General Commercial Uses
  - Open Space Uses
  - Institutional Uses
  - Industrial Uses

Amendment No.

2.2.2 All applications for new *mobile home developments* and multiple family residential uses, general commercial uses and industrial uses will require an amendment to the Restricted Area (Zoning) By-Law which implements this Plan.

2.2.3 In assessing all rezoning applications in the Residential Growth Area Council shall have regard to the following:

- a) the effect of the proposed land use upon adjacent land uses;
- b) the suitability of the property to support the proposed use;
- c) environmental concerns such as noise, dust, traffic congestion, lighting, litter, material storage, waste disposal, safety hazards, proposed hours of operation, and any other factor which, in the opinion of the Council, might adversely affect the quality of surrounding land uses.

2.2.4 In the event of a conflict between land uses Council shall have regard to the longer established use but in all other instances Residential Uses shall be considered the dominant use in the Designated Growth Area.

2.2.5 Council shall endeavour to locate new Commercial and Industrial Uses in proximity to existing Commercial and Industrial Uses respectively.

Amendment No.  
2

2.2.6 *Residential development should proceed in a controlled and progressive manner so that new development will be contiguous to established residential areas and easily accessible to municipal services and community facilities.*

Amendment No.  
2

2.3 *RURAL AREA POLICIES*

(B) Minister's  
Mod 4

2.3.1 *In the Rural Area the following uses shall be permitted when they comply with the Agricultural Code of Practice:*

- *Agricultural Uses*
- *Conservation, Forestry and Recreation Resource Uses*
- *Non-farm residential uses*
- *Home Occupations and Home Industry Uses*
- *Commercial and Industrial Uses*
- *Open Space Uses*
- *Extractive and Mining Uses*
- *Waste Disposal Uses*

- 2.3.2 *The development pattern should be directed away from lands where existing farms exhibit characteristics of ongoing viable agriculture.*
- 2.3.3 *Development which may prejudice the economical development of resources should be directed away from lands exhibiting high resource potential.*
- 2.3.4 *Where the resource potential of a given site is in question, Council, in consultation with the Ministry of Natural Resources and the Ministry of Northern Development and Mines shall have the site inspected and shall utilise the results of that inspection in determining the appropriate land use for the site.*
- 2.3.5 *Agricultural uses, including secondary dwelling units for full-time farm help may be permitted in a Rural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*
- 2.3.6 *Conservation, forestry and recreation resource uses may be permitted in a Rural or Open Space zone in the Restricted Area (Zoning) By-Law which implements this Plan.*
- 2.3.7 *Non-farm residential uses may be permitted in a Rural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*
- 2.3.8 *Home occupations and home industries may be permitted in a Rural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*
- 2.3.9 *Commercial and industrial uses may be permitted may be permitted in separate zones in the Restricted Area (Zoning) By-Law which implements this Plan provided:*
- (a) *they are located in groups and not scattered along roads;*
  - (b) *dwelling units for the resident owner/operator either as single detached unit or in the second storey of the use or behind the commercial or industrial use (except for automobile service stations) shall also be permitted;*
  - (c) *access points to and from shall be limited to selected points and shall be limited in number;*

- (d) lighting poles and other surface utilities shall be carefully sited, and advertisement signing shall adhere to good design principles and highway safety practices in order to maintain the aesthetics and safety of the area;
- (e) adequate off-street parking and off-street loading facilities shall be provided;
- (f) adequate buffering shall be provided between the proposed uses and any adjacent residential uses. Such buffering in the form of a strip of land shall be devoted to no other purpose than landscaping but may be crossed by driveways;
- (g) uses that do not conform to the Health Protection and Promotion Act, 1983, the Environmental Protection Act and/or the Ontario Water Resources Act and any Regulations passed thereunder shall be prohibited.
- (h) industries relying on septic tanks in their processes for cooling, washing, production or manufacturing may not be permitted.

(B) Minister's  
Mod 6

2.3.10 Open space uses may be permitted in a Rural or Open Space zone in the Restricted Area (Zoning) By-Law which implements this Plan.

2.3.11 Extractive and mining uses may be permitted in an Extractive Industrial zone in the Restricted Area (Zoning) By-Law while wayside pits, wayside quarries and portable asphalt plants shall be permitted in the Rural zone which implements this Plan provided:

- (a) the main land uses permitted include quarrying, and mining and the extraction of sand, gravel and other mineral aggregates and wayside pits and wayside quarries. Accessory facilities may be provided for crushing, screening, aggregate storage, mineral extraction and equipment maintenance. Processing operations, including concrete batching and asphalt-making, may be permitted, provided that these operations are compatible with surrounding land uses and will, in no way, retard the rehabilitation of the mine, pit or quarry for other uses;
- (b) pits and quarries and wayside pits and wayside quarries require a work permit from the Ministry of Natural Resources pursuant to the Aggregate Resource Act, to establish on Crown lands, or provided they are issued a

(B) Minister's  
Mod 7

(B) Minister's  
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(B) Minister's  
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(B) Minister's  
Mod 7

permit by the Township pursuant to the Corporation's pits and quarries control by-law to establish on patent lands. On patent lands, within 300 metres of a forest or woodland, no mining operation shall establish without a work permit issued by the Ministry of Natural Resources under the Forest Fires Prevention Act:

(B) Minister's  
Mod 7

most mineral exploration activities require a Work Permit issued by the Ministry of Natural Resources pursuant to the Public Lands Act and Forest Fire Prevention Act. Advanced exploration and mine development require permits pursuant to the Mining Act. No mining activities shall commence until all permits and licences pursuant to the Mining Act have been issued; and

- (c) uses that do not conform to the Environmental Assessment Act, the Environmental Protection Act and/or the Ontario Water Resources Act, and any regulations passed thereunder, shall be prohibited;
- (d) any operations determined to be located in an area of constraint shall comply with the policies contained in Section 2.1.14.
- (e) Portable asphalt plants, used by a public road authority or their agent, are permitted in the rural designation without an amendment to this plan or the zoning by-law, subject to the following provisions:
  - Portable asphalt plants must obtain a certificate of approval from the Ministry of the Environment and Energy.
  - Portable asphalt plants must comply with the Ministry of the Environment and Energy's minimum separation distance.
  - Portable asphalt plants shall not be permitted in existing built up areas or in environmentally sensitive areas.
  - Sites used for portable asphalt plants in the agricultural areas shall be rehabilitated back to their former agricultural use.
  - Portable asphalt plant shall be removed from the site upon completion of the public project.

(B) Minister's  
Mod 7

2.3.12 Waste disposal uses may be permitted in a Waste Disposal Industrial zone in the Restricted Area (Zoning) By-Law which implements this Plan.

## AGRICULTURAL AREA POLICIES

(B) Minister's  
Mod 8

*In the agricultural area the following uses shall be permitted where they comply with the Agricultural Code of Practice:*

- *Agricultural Uses*
- *Conservation, Forestry and Recreation Resource Uses*
- *Non-farm Residential for a retiring farmer or through a farm amalgamation;*
- *Home Occupations and Home Industries*
- *Agriculturally related commercial and industrial uses which are of direct service to the farming community*
- *Extractive Uses*

2.4.1 *The development pattern should be directed to the protection of good agricultural lands for agricultural purposes on a long-term basis. Good agricultural lands shall be defined as lands where Class 2, 3 or 4 soil capability for agriculture predominate, which are accessible from the existing road system. Where lands in the Agricultural Area designation are used for extractive uses, the lands shall be subject to rehabilitation to the original capability for production as defined in the Canada Land Inventory for Soil Classification.*

2.4.2 *Where the agricultural capability of a given site is in question, Council, in consultation with the Ministry of Agriculture and Food, shall determine the appropriate land use for the site, prior to considering an Amendment to this Plan.*

2.4.3 *Development which may prejudice the economical development of resources should be directed away from lands exhibiting high resource potential.*

(B) Minister's  
Mod 9

2.4.4 *Where the resource potential of a given site is in question, Council, in consultation with the Ministry of Natural Resources, the Ministry of Northern Development and Mines and the Ministry of Agriculture and Food, shall have the site inspected and shall utilise the results of that inspection in determining the appropriate land use for the site, prior to considering an Amendment to this Plan.*

2.4.5 *Agricultural uses, including secondary dwelling units for full-time farm help may be permitted in an Agricultural zone in the Restricted Area (Zoning) By-Law which implements this Plan. It may be necessary to establish Special Agricultural zones for the control and protection of specialized farms.*

2.4.6 *Conservation, forestry and recreation resource uses, excluding buildings may be permitted in an Agricultural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*

2.4.7 *Non-farm residential for a retiring farmer, or where an excess farm residence is created through a farm amalgamation may be permitted in an Agricultural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*

2.4.8 *Home occupations and home industries may be permitted in an Agricultural zone in the Restricted Area (Zoning) By-Law which implements this Plan.*

2.4.9 *Commercial and industrial uses may be permitted in an Agricultural zone in the Restricted Area (Zoning) By-Law which implements this Plan provided:*

(a) *they are directed to lands where soils exhibit lower agricultural capability;*

(b) *they are directed away from active agricultural lands;*

(c) *they are preferably directed to the Residential Growth Area or Rural Area designations or grouped together and not scattered throughout the Agricultural Area designation;*

(d) *they are small-scale operations with a limited number of employees servicing the needs of the local population;*

(e) *adequate buffering shall be provided between the proposed uses and any adjacent residential uses. Such buffering in the form of a strip of land shall be devoted to no other purpose than landscaping but may be crossed by driveways;*

(f) *uses that do not conform to the Health Protection and Promotion Act, 1983, the Environmental Protection Act and/or the Ontario Water Resources Act and any Regulations passed thereunder shall be prohibited; and*

(g) *wet industries relying on septic tanks in their processes for cooling, washing, production or manufacturing may not be permitted*

2.4.10 *Extractive uses may be permitted in an Extractive Industrial zone in the Restricted Area (Zoning) By-Law while wayside pits, wayside quarries and portable asphalt plants shall be permitted in the agricultural zone; which implements this Plan provided:*

(a) *the main land uses permitted include quarrying, mining and the extraction of sand, gravel and other mineral aggregates and wayside pits and wayside quarries. Accessory facilities may be provided for crushing, screening,*

(B) Minister's  
Mod 10

(B) Minister's  
Mod 11

(B) Minister's  
Mod 11



(B) Minister's  
Mod 11

(B) Minister's  
Mod 11

aggregate storage, mineral extraction and equipment maintenance. Processing operations, including concrete batching and asphalt-making, may be permitted, provided that these operations are compatible with surrounding land uses and will, in no way, retard the rehabilitation of the mine, pit or quarry for other uses;

- (b) pits and quarries and wayside pits and wayside quarries require a work permit from the Ministry of Natural Resources pursuant to the Aggregate Resource Act, to establish on Crown lands, or provided they are issued a permit by the Township pursuant to the Corporation's pits and quarries control by-law to establish on patent lands. On patent lands, within 300 metres of a forest or woodland, no mining operation shall establish without a work permit issued by the Ministry of Natural Resources under the Forest Fires Prevention Act;

(B) Minister's  
Mod 11

most mineral exploration activities require a Work Permit issued by the Ministry of Natural Resources pursuant to the Public Lands Act and Forest Fire Prevention Act. Advanced exploration and mine development require permits pursuant to the Mining Act. No mining activities shall commence until all permits and licences pursuant to the Mining Act have been issued; and

- (c) uses that do not conform to the Environment Assessment Act, the Environmental Protection Act and/or the Ontario Water Resources Act, and any regulations passed thereunder, shall be prohibited;

(B) Minister's  
Mod 11

- (d) any operations determined to be located in an area of constraint shall comply with the policies contained in Section 2.1.13.

- (e) All extractive operators shall ensure that rehabilitation of their site is carried out and substantially the same acreage and average soil capacity for agriculture are restored on the site. This may be accomplished through the encouragement of sequential land use and progressive and alternate rehabilitation with the active area limited to a minimal practical size.

- *Portable asphalt plants must comply with the Ministry of the Environment and Energy's minimum separation distance.*
- *Portable asphalt plants shall not be permitted in existing built up areas or in environmentally sensitive areas.*
- *Sites used for portable asphalt plants in the agricultural areas shall be rehabilitated back to their former agricultural use.*
- *Portable asphalt plants shall be removed from the site upon completion of the public project.*

Amendment No.  
2

2.5 HAZARD LAND POLICIES

Amendment No.  
2

2.5.1 The policy of Council shall be to encourage the development of the Township in a manner which will not create environmental problems. The Council, therefore, shall encourage the protection of sensitive areas *and shall discourage any encroachment of structural development of major landscape alterations on hazard lands.*

(A) Minister's  
Mod 6

Amendment No.  
2

2.5.2 Hazard Land is defined as all lands having inherent environmental hazards, such as susceptibility to flood in the event of a 1:100 year flood occurrence, erosion susceptibility or any other physical condition which is severe enough to cause property damage and/or potential loss of life if those lands were to be developed upon. In determining hazardous conditions, the Ministry of Natural Resources should be consulted.

Amendment No.  
2

2.5.3 The uses permitted on Hazard Land shall be limited to agriculture, conservation, forestry, wildlife management areas, public or private parks, golf courses and other outdoor recreational uses.

Amendment No.  
2

2.5.4 No building or structure shall be permitted in areas designated as Hazard Land except where such are intended for flood or erosion control or are normally associated with water course protection works or bank stabilisation projects and are approved by the Council in consultation with the Ministry of Natural Resources.

Amendment No.  
2

2.5.5 Where new development is proposed in an area, part of which is in the Hazard Land designation, then such lands may or may not be acceptable as part of the dedication for park purposes as required under the Planning Act. All lands space shall be provided for maintenance and operations.

Amendment No.

2.5.6 Building setbacks will be imposed from the margins of the Hazard Land designation in relation to the severity of the existing and potential environmental hazards.

Amendment No.  
2

2.5.7 Changes to the boundaries of areas designated as Hazard Land may be made, subject to rezoning. The changes must be deemed suitable to Council after consultation with the Ministry of Natural Resources, prior to passage of the amending by-law. Requests for changes to the Restricted Area (Zoning) By-Law which shall indicate hazard lands, will be given consideration after taking into account:

- a) the existing environmental hazards such as the Geodetic elevation of the proposed lot or building site;
- b) the potential impacts of these environmental hazards;
- c) the proposed methods by which impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
- d) the costs and benefits in monetary terms of any engineering works and/or resource management practices needed to overcome these impacts; and
- e) the effect of the development on surrounding uses is considered to be acceptable by the appropriate authority.

There is no public obligation, however, either to change the delineation of or to purchase any area shown as Hazard Land, particularly if the environmental hazard or if adequate information is not available with which to evaluate the request for change in accordance with subsections a), b), c) & d) above.

Amendment No.  
2

2.5.8 Copies of all by-laws dealing with or affecting areas designated as Hazard Land will be circulated to the Ministry of Natural Resources for comment prior to Council's decision on the by-law.

Amendment No.  
2  
(A) Minister's  
Mod 7

2.5.9 *Notwithstanding any other provision of this plan council may wish to discourage expenditures on hazard lands when such expenditures may lead to property damage, danger to life and/or expenditures of public funds.*

Amendment No.  
2  
(A) Minister's  
Mod 8

2.5.10 *At such time as final engineered floodlines are available, this plan and Schedule "A" shall be amended to reflect the lines.*

## 2.6 LAND DIVISION POLICIES

2.6.1 With the exception of land severances granted by the consent-granting authority, all other land division shall take place by registered plan of subdivision. The subdivider shall bear the costs of providing services within the subdivision and, where applicable, the extension or upgrading of services to the subdivision. A plan of subdivision shall conform to this Plan and shall normally be required in the following instances:

- (a) where more than 2 lots are to be created on a land holding as recorded in the records of the land registry office on the date of adoption of this Plan;
- (b) where a new road or an extension to an existing road is required;
- (c) where extensions to trunk mains for municipal services are required; or
- (d) where it is necessary to ensure that surrounding lands are developed in a proper and orderly fashion.

2.6.2 Prior to considering any land severance application, the consent-granting authority shall establish that a plan of subdivision is not necessary.

2.6.3 For all areas, the following severance policy guidelines shall apply:

- (a) the resulting use of land will be in accordance with the policies of the Official Plan pertaining to the land use designation in which the lot is situated.
- (b) the proposed lot shall not have any physical features which might render the development hazardous or contrary to the public interest and in determining hazardous conditions the Ministry of Natural Resources and the **Ministry of Northern Development and Mines** shall be consulted.
- (c) the severed and retained lots shall front on a publicly owned and year-round maintained road.
- (d) the size of any parcel of land created by severance should be appropriate for the use proposed considering the public services available and the soil and drainage conditions, and in no case should any parcel be created which does not conform to the provisions of the **Restricted Area (Zoning) By-law**.

- (e) severances should not be granted for land adjacent to a road from which access is to be obtained, where a traffic hazard would be created because of limited sight lines on curves or grades.
- (f) except in the Residential Growth Area, all new development shall comply with the Minimum Separation Distance Requirements of the Agricultural Code of Practice, as amended from time to time.
- (g) **severances which create scattered strips of development throughout the Township should not be granted.**

2.6.4 Notwithstanding the above, consents may also be granted for all areas for the following purposes:

- (a) to correct lot boundaries;
- (b) to convey additional land to an adjacent lot, provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot for the purpose for which it is being used;
- (c) to separate buildings or structures in existence at the date of adoption of this Plan, except a residential unit within the Agricultural Area designation, unless such unit is considered surplus through farm amalgamation;
- (d) to clear title; and
- (e) to provide easements or rights-of-ways.

2.6.5 Except for Sections 2.6.3 and 2.6.4, for lands designated Residential Growth Area, severances will generally only be permitted which:

- (a) would not prejudice the future orderly development of adjacent lands;
- (b) reinforce tiered development;
- (c) facilitate future in-depth development by providing rights-of-way for access to lands behind existing development; and
- (d) infill areas which are already substantially developed without creating land use conflicts with adjacent properties.

2.6.6 Except for Sections 2.6.3 and 2.6.4, for lands designated Agricultural Area, severances will generally only be permitted where:

- (a) both the severed and retained portions are to be used for agricultural purposes and, both portions constitute economically viable farm units;
- (b) the severed portion is to be consolidated with an abutting farm while the retained portion is to be used for agricultural purposes provided the retained portion constitutes an economically viable farm unit;
- (c) a separate site is required for the operation of a commercial or industrial use, which are directly related to agriculture and require a location in proximity to farm operations;
- (d) a separate site is required for an extractive use, provided such development is directed to those lands where the resource is located, provided the site is not part of a larger, viable parcel that is subject to the requirements of rehabilitation in accordance with Section 2.4.1.
- (e) a lot with an existing surplus residential unit created by the amalgamation of two farms, provided the size of the new lot is kept to **the minimum area required to support the residential unit**; or
- (f) a lot for the personal use of a retiring farmer who has been farming a substantial number of years and who is retiring from an active working life, whether such lot is located on the subject farm or on a more appropriate parcel in the Rural designation.

2.6.7 Except for Sections 2.6.3 and 2.6.4, for lands designated Rural Area, severances will generally only be permitted where:

- (a) both the severed and retained portions are to be used for agricultural purposes and, both portions constitute economically viable farm units;
- (b) the severed portion is to be consolidated with an abutting farm while the retained portion is to be used for agricultural purposes provided the retained portion constitutes an economically viable farm unit;
- (c) a separate site is required for the operation of a commercial or industrial use;
- (d) a separate site is required for a mining use or extractive use, provided such development is directed to those lands where the resource is located;

- (e) for residential purposes if the severance is directed to those areas where lands exhibit low resource potential; will not prejudice the future orderly development of adjacent lands; and are located on lots which are kept to the **minimum area required to support the residential unit.**

2.6.8 Once lands are designated Hazard Lands, no further severances shall be granted unless the severance is to create a use which is permitted in the designation or on lands for which the lands designated Hazard Lands are only a part of the total lands to be used and the use is to be created on the other lands.

2.6.9 It shall be the policy of Council to recommend to the Ministry of Municipal Affairs for draft approval only those proposed plans of subdivision which conform to this Plan.

(A) Minister's  
Mod 10  
replaced by  
Amendment No.  
2

## 2.7 NON-CONFORMING

(A) Minister's  
Mod 10  
replaced by  
Amendment No.  
2

2.7.1 As a general rule, non-conforming uses, in the long run, should cease to exist, so that the land affected may revert to a use in conformity with the intent of the Official Plan and the provisions of the implementing Restricted Area (Zoning) By-law.

(A) Minister's  
Mod 10  
replaced by  
Amendment No.  
2

2.7.2. When a non-conforming use cannot be removed or made to conform, Council may pass a by-law, pursuant to Section 35(21) of the Planning Act, without, amending the Official Plan, to permit an extension or enlargement to the non-conforming use. Prior to such action, Council shall request a report from the Planning Board commenting upon matters, relating to the enlargement or extension of the non-conforming use, such as:

- a) the size of the extension related to the existing operation;
- b) the characteristics of the use relating to noise, vibration, fumes, smoke, dust, odours, lighting, traffic generation, the effect upon surrounding uses and the degree to which any of these factors may be increased by the extension;
- c) the possibilities of reducing nuisances through landscaping, buffering, building setbacks, sign control, etc., to improve the existing situation as well as minimizing problems from any extension;
- d) the implications of the proposed extension on general traffic safety and the needs for adequate parking and loading facilities;

(A) Minister's  
Mod 10  
replaced by  
Amendment No.  
2

- e) the adequacy and/or availability of services such as water, sewage disposal and roads; and
- f) the need to incorporate special measures to protect against risk to property damage by flooding.

2.7.3 When existing uses are not in conformity with the policies set out in the Official Plan they may, notwithstanding such policies, be zoned in any restricted area by-law in accordance with their present use, provided:

- a) the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
- b) they do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;
- c) they do not pollute air and water to the extent of interfering with the ordinary enjoyment of property;
- d) they do not interfere with the desirable development, or enjoyment of the adjacent area;
- e) where the use is discontinued any rezoning may only take place in accordance with the policies and intent of this Plan; and
- f) the existing use is not located within any defined floodway.

### PART 3: PUBLIC SERVICES

#### 3.1 TRANSPORTATION POLICIES

3.1.1 Unless it is clearly in the public interest existing private roads will not be assumed by the Municipality.

3.1.2 Access to Provincial Highways, within the Municipality, shall be subject to the approval of the Ministry of Transportation and Communications. In all cases Ministry safety and geometric standards must be met.



3.1.3 If the Municipality is required to assume a road, the road must be brought up to the standards and specifications of the Ministry of Transportation and Communications prior to such assumption. Certain roads, however, intended to access resources and owned and maintained by Government Ministries may be built to a lesser standard.

3.1.4 When evaluating the impact of proposed developments on the capacity of the existing transportation system, Council may:

- a) request the developer to undertake reasonable improvements to the road(s) affected or,
- b) request financial contributions towards the improvement of such roads; and
- c) request right-of-way and road widening dedications as required.

(B) Minister's  
Mod 15

3.1.5 *In addition to all of the relevant municipal requirements, all development adjacent to provincial highways is also subject to the requirements and permits of the Ministry of Transportation.*

### 3.2 INSTITUTIONAL USES

Amendment No.  
2

3.2.1 Institutional Uses are encouraged to locate within the *Residential Growth Area*.

3.2.2 For the purposes of this Plan Institutional Uses shall include schools, churches, cemeteries, municipal and government offices, hospitals, parks and other similar publicly oriented uses.

3.2.3 When Institutional Uses are planned Council should ensure that the existing surrounding uses will not be adversely affected and in particular:

- a) the proposed use should be adequately buffered from surrounding uses in order to contain noise, excessive light and visual disseminates;
- b) adequate space should be made available on the property for parking, solid waste storage, sewage disposal, and water supply.

(A) Minister's  
Mod 11

3.2.4 *When providing recreational facilities the municipality shall ensure that such facilities are in keeping with the needs of the Township residents as well as the capability of the Township to maintain such facilities.*

3.2.5 *Land uses for park purposes shall include such uses as active and/or passive parks, playgrounds, swimming pools, community centres, arenas, golf courses, marinas.*

3.2.6 *Land used for park purposes shall be kept free of buildings or structures except those which are accessory to the park use.*

Amendment No.  
2

3.2.7 *Council may require, as a condition of approval for the division of land under Section 50 or 52 of the Planning Act, that the owner convey 2 % of such lands for park or public recreational purposes in the case of land proposed for commercial or industrial purposes and 5 % in all other cases.*

*Council may require the payment of money to the value of the land otherwise required to be conveyed above in lieu of such conveyance. Such amount of payment of the value of the land shall be determined in accordance with the provisions of Section 50 of the Planning Act.*

Amendment No.  
2

3.2.8 *Lands having constraints may not be acceptable. All lands conveyed to the Township for park or other public recreational purposes shall be approved by Council. Where a watercourse adjoins such lands, adequate space for access to the lands shall be provided for maintenance and operation purposes.*

Amendment No.  
2

3.2.9 *Due to the nature of the lands or to the nature, scale and density of development, no lands for parks or public recreation purposes need be acquired or developed. However, the development of recreational trails, such as snowmobile and cross-country skiing trails, and the development of waterways should be encouraged.*

### 3.3 SOLID WASTE DISPOSAL

3.3.1 The Municipality shall dispose of waste at a site approved by the Ministry of the Environment. The method of collection and disposal shall also conform to the requirements of the Ministry of the Environment.

3.3.2 Solid waste disposal sites may be established in the Rural Area with the approval of the Ministry of the Environment.

3.3.3 All potential waste disposal sites should be sufficiently buffered and removed from adjoining uses so as not to create conflicts.

3.3.[4] *All development proposals within [500] metres of an existing or former waste disposal site will be subjected to various studies including ground-water and subsurface gas analyses, as may be prescribed by the Ministry of the Environment in co-operation with local officials.*

(A) Minister's  
Mod 12  
Amendment No.  
2

(B) Minister's  
Mod 16

Amendment No.

3.3.5 *No use shall be made of lands which have been used for the disposal of waste within a period of twenty-five years from the time such land ceases to be used as a sanitary land-fill site. The existing site is located in Lot 4, Concession VI.*

(B) Minister's  
Mod 17

3.3.6 *Existing active land-fill sites shall be monitored on a regular basis and at least five or six years prior to reaching capacity, studies will be undertaken to select a new location.*

3.4 WATER SUPPLY - SEWAGE DISPOSAL

3.4.1 All developments within the Township shall meet the requirements of the Timiskaming Health Unit and the Ministry of the Environment with respect to water supply and sewage disposal.

3.4.2 Council may require any proposed development to verify, by means of a written report, that there is an adequate supply of potable water available for the development as well as suitable means of sewage disposal.

Amendment No.  
2

(B) Minister's  
Mod 18

3.4.3 *Prior to approving any development which will utilize public piped services, Council, in consultation with the Ministry of the Environment, shall ensure that the necessary uncommitted reserve capacity is available in the sewage treatment lagoon and related trunk facilities.*

3.4.4 *Prior to approving a development application which requires public piped sewage services, Council, in consultation with the Ministry of the Environment, shall ensure that the owner has entered into an agreement to connect to such services as they are provided.*

3.4.5 *In areas where services already exist, or in areas where services are introduced, Council shall require that existing development connect to such services.*

3.4.6 *The servicing of new development shall generally be financed, constructed and maintained (for a specific period) by the developer before being turned over to the Corporation.*

(B) Minister's  
Mod 19

3.4.7 *Where development has been proposed of more than five lots on individual private water and sewage, the Ministry of the Environment and Energy will require an Environmental Impact Assessment Report to be prepared by the owner/developer and submitted for Ministry review and approval. The report is to demonstrate*

*potable groundwater quality, adequate groundwater yield, negligible groundwater quality interference, soil suitability, and sufficient available area for effluent treatment.*

(B) Minister's  
Mod 19

*3.4.8 Where lot creation, with private sewage systems, is proposed on water bodies, approval of the development will be subject to a Lake Development Capacity calculation. The Ministry of the Environment and Energy will assess the effects of the proposal on the water body, and development will be limited to that level which results in no net change to trophic category of the lake.*

(B) Minister's  
Mod 19

*3.4.9 Where a development of more than five lots is proposed on unserviced lands, the applicant shall provide a report on the servicing options, including municipal, communal and individual private services, and this report shall be submitted to the Ministry of the Environment and Energy for their review and approval.*

(B) Minister's  
Mod 19

*3.4.10 Where a development on a communal system is proposed, Council shall determine on a case-by-case basis, the feasibility of such development.*

#### PART 4: INTERPRETATION

- 4.1 This Plan provides a development framework for the Township of Casey Planning Area. Amendments to the Plan should be for the purpose of changing major land use patterns and/or development policies which may be required from time to time in order to reflect changing circumstances.
- 4.2 The boundaries of any land use on any schedule of this plan are approximate only unless they coincide with major roads, rivers or other clearly defined physical features. Where the general intent of this Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan, and neither are numerical standards contained in the text to be construed as being absolutely rigid.

#### PART 5: IMPLEMENTATION

- 5.1 The implementation of the official Plan policies will be achieved in the following ways:
- (a) *It is intended that a revised Restricted Area (Zoning) By-Law, passed pursuant to Section 34 of the Planning Act, shall be brought into effect by Council following adoption of this Plan. Such by-law shall zone land in*

Amendment No.  
2

accordance with the proposals contained in this Plan and will establish regulations to control the use of lands and the character, location and use of buildings and structures.

- (b) *Restricted Area (zoning) By-laws and amendments shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification of the public meeting; the persons to be notified regarding the intention to pass a by-law; and the notification for subsequent meetings should major changes be made to the proposed by-law. Council shall hold all public meetings and may schedule them so that third reading and the final passing of the by-law can be completed at that time.*
- (c) *When Council receives an application for a development which it considers at that time to be desirable, not premature and in conformity with the policies and designations of this Plan, Council may pass a by-law amending the zoning by-law. Council may, as a condition of development, require the owner of the land to enter into one or more agreements with the Corporation dealing with the provision, maintenance and use of certain facilities and matters as set forth in the Planning Act. All applications for zoning amendments must be accompanied by Council's "APPLICATION FOR AMENDMENT TO OFFICIAL PLAN AND/OR ZONING BY-LAW" and comply with the conditions and procedures thereof.*
- (d) *Council shall prescribe by by-law, a tariff of fees of the processing of its "APPLICATION FOR AMENDMENT TO OFFICIAL PLAN AND/OR ZONING BY-LAW" and "APPLICATION FOR PLAN OF SUBDIVISION" and any other application made in respect to planning matters. Council shall continually monitor its by-law to ensure that the fees reflect the cost of processing each application and shall amend the by-law when necessary.*
- (e) *Council may pass a by-law under the Development Charges Act, S.O. 1989 to assess and recover their anticipated expenses for new growth for both hard and soft services. Council may levy charges against plans of subdivision, consents, condominiums, zoning by-law amendments, minor variances, building permits, and lands exempted from part lot control.*

5.2 *Community Improvement Plans and amendments thereto shall be subject to the provisions of the Planning Act and the Regulations passed thereunder regarding the period for advanced notice of a public meeting; the means of notification of the public meeting; the persons to be notified regarding the intention to adopt a Plan or amendment to a Plan; and the notification for subsequent meetings should major*

changes be made to the proposed Plan or amendment to a Plan. Council shall hold all public meetings and may schedule them so that third reading and the final passing of the by-law can be completed at that time.

5.3 Council shall enact a Building By-Law in accordance with Section 5(2) of the Building Code Act and ensure that such by-law properly implements the policies of this Plan as reflected in the implementing zoning by-laws.

5.4 Nothing in this Plan shall allow an undertaking, subject to the Environmental Assessment Act, to proceed except in compliance with the Act. No permit, approval or consent shall be issued that may allow an undertaking, subject to the Act, to proceed without an approval under the Act.

5.5 Council shall pass a by-law, pursuant to Section 31 of the Planning Act, to establish minimum standards for the following:

- (a) the physical condition of buildings and structures;
- (b) the physical condition of lands;
- (c) the adequacy of sanitation, and
- (d) the fitness of buildings and structures for occupancy.

(B) Minister's  
Mod 20

5.6 A Property Standards By-Law may also require that properties be repaired and maintained to comply with the standards, prohibit the use of substandard property and require the demolition and clearing of such property where the owner does not intend to repair and maintain it.

(B) Minister's  
Mod 21

5.7 When the Municipality passes a Property Standards By-law, it shall appoint a Property Standards Officer who will be responsible for administering and enforcing the by-law.

5.8 Also, the Municipality shall appoint a Property Standards Committee, for the purpose of hearing appeals against an order of the Property Standards Officer.

5.9 The measures to be used generally in achieving a property maintenance program would include an education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

5.10 Complimentary to the enforcement of property standards on private properties, the Municipality shall undertake to keep in a fit and well-maintained condition, all Municipally-owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, sewerage facilities and parks.

5.11 Since the overall intent of this Plan is to protect the Planning Area's amenities and resources, Council or the Provincial government may require investigations as to the effects of significant proposed development. These investigations shall be required in the form of an assessment of the impact on the environment and shall generally be required for all major or significant development projects including new roads, utilities and transmission lines, dams, and commercial, industrial and recreational developments which may be expected to have a significant or cumulative impact. In determining what is a major or significant development, regard shall be had for the relationship to the surrounding area, the possible effects on water quality, the scale of change that may be caused and the need to preserve the general amenities.

5.12 Notwithstanding the above, no such investigations shall be required for any undertaking subject to an environmental impact assessment pursuant to the Environmental Assessment Act. Where the Environmental Assessment Act is applied, the report shall follow the form required in the Act. Where the Council and/or the Provincial government required a report on a proposed development not subject to the Act, the report shall include:

- (a) a description of the environment assessed and affected;
- (b) an analysis of the effects of the development;
- (c) a description of the actions necessary to prevent or remedy the adverse effects upon the environment;
- (d) an evaluation of the advantages and disadvantages of the undertaking in terms of the environment; or
- (e) an evaluation of the advantages and disadvantages of alternative undertakings in terms of the environment.

5.13 These investigative reports shall be prepared by the agency or developer concerned and, prior to the proposed development's approval, a copy of the Report shall be submitted to all parties who can justify an interest in the matter for their review and comment.

5.14 Council shall enact a Pits and Quarries Control By-Law in accordance with Section 210 of the Municipal Act to regulate the operation of pits, quarries and related matters.

5.15 Such by-law may deal with matters such as:

- (a) setbacks;
- (b) screening and berming;
- (c) signs and fences;
- (d) construction and maintenance of internal roads;
- (e) protection of water resources, including drainage;
- (f) hours of operation;
- (g) control of noise;
- (h) maintenance standards;
- (l) transportation of materials;
- (j) preservation of topsoil for rehabilitation purposes;
- (k) explosions;
- (l) access;
- (m) use of erosion control features; and
- (n) rehabilitation.

(B) Minister's  
Mod 23

5.18 Insofar as these municipal and community facilities are to be provided by the Corporation, it is intended that a list be compiled for all capital and environmental improvement projects, with cost estimates where possible, relating to land acquisition, development and maintenance.

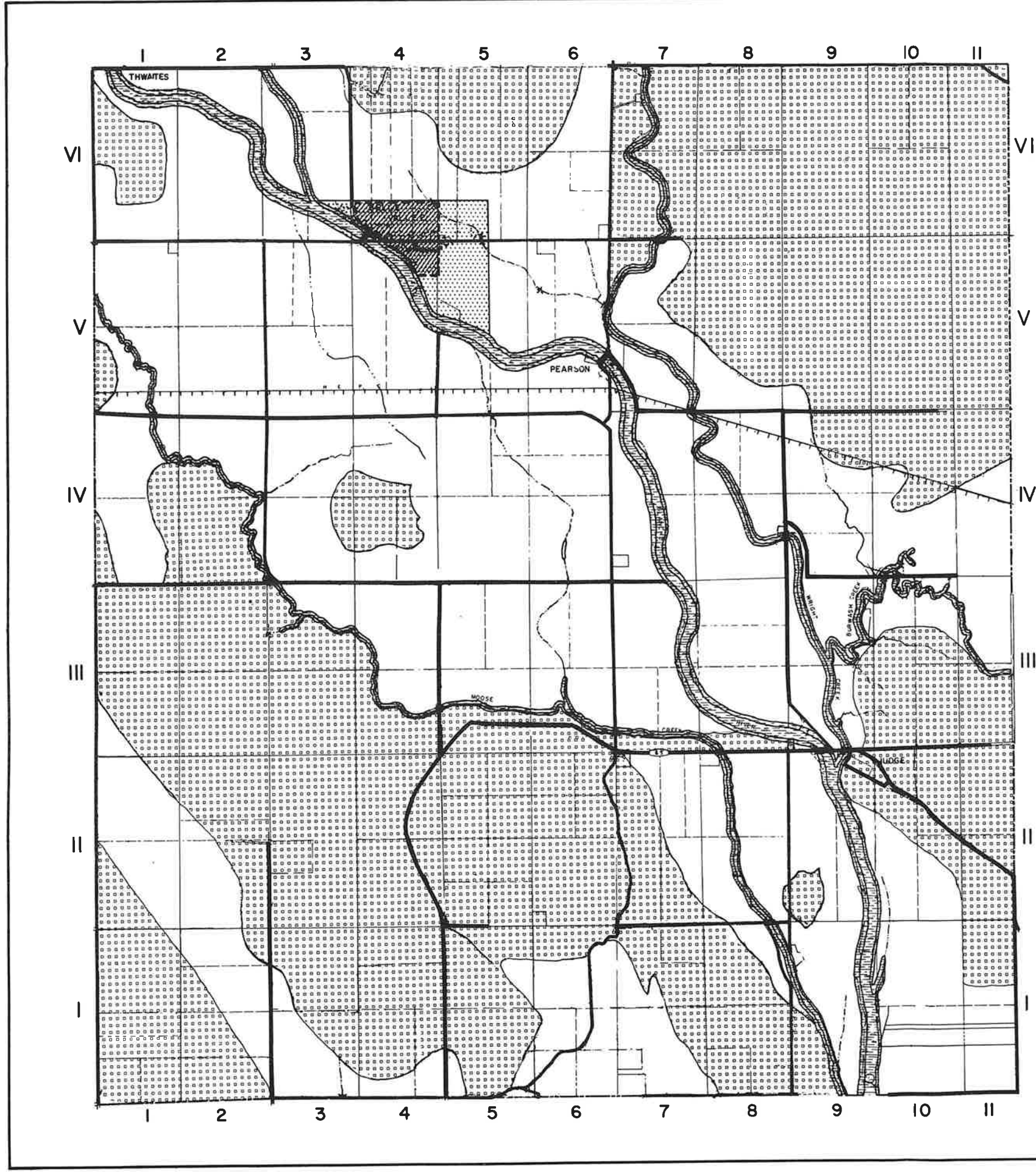
5.19 A 5-year Capital Improvement Program will then be developed which the Council could carry out systematically, adopting initially the first year of the program as part of its budget and reviewed annually as part of the capital budget procedure.

5.20 The preparation of the program will involve the ranking of projects according to priorities. In order of importance, the general criteria for weighing and ranking proposals are:

- (a) protection of life;
- (b) maintenance of public health;
- (c) protection of property;
- (d) conservation of resources;
- (e) maintenance of physical property;
- (f) provision of public services;
- (g) replacement of obsolete facilities;
- (h) reduction in operating costs;
- (i) public convenience and comfort;



- (j) recreation value;*
- (k) economic value;*
- (l) social, cultural or aesthetic value;*
- (m) promotional value through effect on future development; and*
- (n) relative value with respect to other services.*



**CEDULE A**  
**Canton**  
**de**  
**Casey**

**SCHEDULE A**  
**Township**  
**of**  
**Casey**




Utilisation de la Terre

Land Use Map

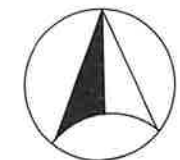
SCHEDULE 'A'  
 AMENDMENT NO. 2 TO THE  
 OFFICIAL PLAN OF THE CASEY  
 TOWNSHIP PLANNING AREA

Légende

Legend

- |                                       |   |                            |
|---------------------------------------|---|----------------------------|
| Territoire Agricoles                  |    | Agricultural Area          |
| Quartier de Développement Résidentiel |   | Residential Growth Area    |
| Terrains Hasardeux                    |  | Hazard Lands               |
| Territoire Rural                      |  | Rural Area                 |
| Améliorations de Zone Communautaire   |  | Community Improvement Area |

**NOTE:** All lands within 30m of the edge of any stream or body of water and/or below a minimum topographic elevation of 181m are considered as being within the Environmental Protection (EP) Area.



30 APR '92  
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