

County of Haliburton

Official Plan

Effective March 14, 2006

Council Adopted Update under Section 26 of the *Planning Act* : February 17, 2010
Ministerial Approval: October 7, 2010, Date Effective: November 5, 2010



County of Haliburton

Official Plan

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FOREWORD

County of Haliburton Official Plan

The Official Plan for the County of Haliburton was approved by the Ministry of Municipal Affairs and Housing and became effective on March 14, 2006. In 2009 an update to the Official Plan, as required by Section 26 of the *Planning Act* was undertaken. The update to the Official Plan was adopted by County Council as By-law No. 3324 dated February 17, 2010.

The County was notified in a letter dated October 15, 2010 that the update to the Official Plan, as modified by the Minister of Municipal Affairs and Housing, was approved and came into force on November 5, 2010.

Prior to adoption and in accordance with the provisions of the *Planning Act* and after giving required notice, an Open House was held by the County on August 28, 2009 for the purpose of giving the public an opportunity to review and ask questions about the information and material prepared in support of the update to the Official Plan. The Open House was followed by the statutory Public Meeting, held in accordance with the *Planning Act*, at a County Council meeting held January 27, 2010. At the Public Meeting the public was given the opportunity to make representations in respect of the proposed plan.

The Ministry of Municipal Affairs and Housing formally reviewed the adopted Official Plan and submitted proposed modifications to the Plan intended to ensure that the Plan adequately addressed matters of Provincial interest. The County reviewed the modifications, proposed some changes, and responded to the Ministry in a resolution passed by County Council at its meeting of September 22, 2010.

The Ministry of Municipal Affairs and Housing issued a Decision on October 7, 2010. The Notice of Decision was issued on October 15, 2010 and the last date to appeal the Official Plan was November 4, 2010. No appeals to the Official Plan were received. The Official Plan came into effect November 5, 2010.

This foreword does not form part of the Official Plan.



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COUNTY OF HALIBURTON OFFICIAL PLAN

1. INTRODUCTION

This document is the Official Plan for the Corporation of the County of Haliburton. It recognizes and builds on the 1997 Strategic Plan for the County and on the local planning activities of Haliburton's municipalities. Primarily, the Official Plan recognizes the community of Haliburton's residents and their contribution.

The Haliburton County Official Plan applies to all the lands within Haliburton County. It is a legal document of the County and provides direction for the activities of all levels of government, organizations and individuals. It provides guidelines to Haliburton's local municipalities for the development of their official plans, zoning bylaws and other planning instruments.

1.1 BACKGROUND

This is the first official plan for the County of Haliburton, as amended. It is not, however, the first comprehensive planning effort in the County. In 1997 the County developed a Strategic Plan and vision for Haliburton County to strive towards over the next decade. This vision is:

"A County with a co-operative environment within which the different players and population groups have worked together to achieve: a sustainable natural environment; a more stable, diversified and year-round economy based on clean, small to medium sized economic activities; residential development, both seasonal and permanent, in keeping with maintaining a small town atmosphere, environmental integrity and adequate accessible services; and a strong sense of regional identity with a more inclusive and tolerant community with all it takes to provide a high quality of life for families and individuals."

When the Strategic Plan was updated in 2003, the vision was carried forward as the County's vision for the next decade.



A series of recommendations covering a wide variety of economic, social, environmental and infrastructure issues were developed in the Strategic Plan. The Strategic Plan also set up a community based forum and implementation structure. These are now very active within Haliburton.

One of the recommendations was to develop an official plan to address land use issues. The first version of the official plan (approved with modifications by the Ministry of Municipal Affairs and Housing March 14, 2006) arose from that recommendation. In keeping with the strategic plan, the official plan focused on a community based approach to develop land use policy and to implement a long term planning process.

The Official Plan was reviewed in 2009. A public consultation process was undertaken and the Plan was updated to reflect new Provincial legislation and the 2005 *Provincial Policy Statement*.

The planning process adopted is based on the County developing general, broad policies with local municipalities addressing detailed regulation and implementation. The broad policies were developed through the use of community forums focusing on the three key policy areas of environment, resources and settlement patterns that were identified in the Strategic Plan.

1.2 HOW THE PLAN WORKS

The County Official Plan is an indication of community values, directions and policies. The Official Plan provides policy direction to governments and individuals alike. In Haliburton County many activities and services are carried out by volunteer groups, community organizations and individuals. This Plan supports both group and individual actions and provides guidance in certain areas. Much of the detailed implementation of this Plan, especially that of a regulatory nature, will be carried out through actions of local municipalities. Haliburton operates as a two-tier system of municipal government and this plan sets the role of the County as one of general policy development and guidance. Detailed planning will be carried out by local official plans, in conformity with the County Plan. It must be emphasized that the County Official Plan and the local official plans cannot be read in isolation. Local official plans will contain detailed policies pertaining to their municipality and must be read in conjunction with the County Official Plan. This Plan encourages all local municipalities to undertake vigorous local planning and update their official plans and zoning bylaws on a regular basis.

This Official Plan addresses a broad range of community development issues of concern to residents, not all are normally found in official plans. The Plan supports other activities of the County, its local municipalities and community groups and does not stand alone. Rather it works in harmony with a wide range of community activities. The policies outlined in this Plan



are not the sole responsibility of the County level of government but indicate broad community directions.

This Plan includes three Schedules - Schedule A: Environment + Fish & Wildlife Habitat Map, Schedule B: Resources Map, and Schedule C: Settlement Patterns Map. The three Schedules depict land use designations. It is intended that the boundaries of the land use classifications shown on the Schedules be considered as approximate and absolute only where bounded by arterial roads, rivers or streams or other similar geographical barriers.

Amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the Schedules. The details of the Schedules and policies will be determined by local communities through the development of local official plans.

This Plan also includes two reference maps - a Land Ownership Map and a Base Map. The Land Ownership Map and the Base Map are provided as reference material and are not detailed spatial interpretations of the policies, nor are they land use designations.

Local municipalities will use the general policies of the County Official Plan to review and update their Official Plans and zoning by-laws. The County of Haliburton is the approval authority for local official plans and amendments.

The policy sections of this plan are placed in alphabetical order, each section is of equal importance. The sections are not to be applied or interpreted mutually exclusive of each other. The Official Plan should be read in its entirety and shall be interpreted in a manner that the purpose, intent and all policies are met most fully.

1.3 LAND USE OBJECTIVES

The County Official Plan promotes sustainable development that achieves efficient land use patterns, supports economic growth, and enables healthy, liveable and safe communities. This overarching vision can be met by supporting a range of land use objectives, including:

- a. accommodating a range of uses, such as residential, employment, institutional, recreational and open space, that can meet long-term needs;
- b. avoiding land use patterns which may cause environmental or public health and safety concerns;
- c. avoiding land use patterns that would prevent the orderly and efficient expansion of settlement areas; and
- d. promoting development that minimizes land consumption.



1.4 PLANNING PERIOD AND OFFICIAL PLAN REVISION

The County of Haliburton Official Plan is intended to provide goals, objectives and policies to direct physical change and manage the effects on the social, economic and natural environment over the next twenty years. Updates to this Official Plan shall take place following a public meeting in accordance with Section 26 of the Planning Act. The Planning Act requires planning authorities to update their official plans every five years to ensure that current provincial and local priorities are reflected in the policies. As such, the County of Haliburton Official Plan and local official plans will be revised every five years. County Council shall hold a special meeting of Council, open to the public, to determine the need for a revision of the official plan, and in determining the need for a revision Council shall have regard to policy statements issued under subsection 3(1) of the Planning Act.



2. POLICY FRAMEWORK

The policy framework of the Haliburton County Official Plan covers three specific areas – **environment, resources and settlement patterns** – and then a section of **general policies** that apply to all lands within the County.

This relationship between the policies of the County Official Plan and those of local official plans is central to the operation of the planning system in Haliburton County. The County Official Plan sets general policy directions of County-wide interest to provide for a policy based planning framework. Local official plans set detailed standards and focus on local interests.

2.1 ENVIRONMENT

2.1.1 Introduction

Haliburton County has extensive natural areas. These areas provide the basis for a wide range of natural, economic and social functions ranging from ecological to tourism to forestry. The natural environment forms the basis for Haliburton's way of life and its stewardship is central to this Plan.

Caring for the environment will need innovative approaches to protecting, sustaining and restoring Haliburton's network of lakes, forests and habitats. This Plan outlines approaches based on watersheds, lake capacities and fluctuating water levels within its control and recognizes the control by the Federal and Provincial governments on the Trent-Severn water system and their reservoir lakes. The approaches and remedial actions will be designed to sustain and improve environmental quality and ecological function.

2.1.2 Community Directions

The community's direction for the natural environment is patterned on the concept of sustainable development, which means that current environmental quality will be maintained. Haliburton is primarily a natural area and the long term quality of its environment is critical. Both protection of significant natural areas and wise stewardship for economic use are supported.

2.1.3 Policies and Actions

- 2.1.3.1 The integrity and function of the ecosystem will be protected, restored and enhanced.



- 2.1.3.1.1 Local official plans shall not permit development and site alterations within the habitat of provincially identified endangered and threatened species and significant wetlands.
- 2.1.3.1.2 Local official plans shall not permit development and site alterations within the habitat of provincially identified significant wildlife habitat and Areas of Natural and Scientific Interest (ANSI's) unless it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts on the natural features or their ecological functions.
- 2.1.3.2 Local official plans will identify areas of locally significant natural heritage lands including wetlands, wildlife habitat, fish habitat, the habitat of endangered and threatened species and areas of natural and scientific interest.
- 2.1.3.2.1 Locally significant areas will be protected from incompatible development and local official plans will set appropriate development standards.
- 2.1.3.2.2 Local official plans shall not permit development and site alteration in significant fish habitat except in accordance with provincial and federal requirements.
- 2.1.3.3 Development and site alteration may be permitted on lands adjacent to natural heritage features in section 2.1.3.1 in accordance with policies of the local official plans and Provincial policy, provided that there will be no negative impacts on the natural features or on their ecological functions. The ecological function of the adjacent land must be evaluated and it must be demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts. Existing known provincially significant natural features are shown on the Environmental Resource Map.
- 2.1.3.4 Not all potentially significant natural heritage features have been identified within the County. A site-specific evaluation (Site Evaluation Report) should be undertaken prior to planning approvals to determine the location of natural heritage areas and features and their ecological functions under any of the following circumstances:
- Adjacent to watercourses, rivers, and lakes unless recent information exists at the County or local level of government;
 - In wetlands;



- Within adjacent lands as identified in the local official plans;
- As identified by the County or local municipality during pre-consultation.

- 2.1.3.5 The County of Haliburton, Ministry of Natural Resources and Ducks Unlimited have undertaken an extensive mapping project to clarify the boundary of wetlands. Approval authorities shall use this mapping as a screening tool when reviewing development applications. Screening will be undertaken as follows:
- a. Where a development proposal will extend into an area identified on the County wetland mapping, the applicant shall undertake a site assessment to accurately delineate the wetland boundaries. If the proposed development is determined to occur within the wetland then the applicant will undertake an Environmental Impact Study demonstrating that there will be no negative impacts to the wetland feature or its ecological function.
 - b. Where a development proposal is located within the adjacent lands to a wetland, as set out in the local official plans and Provincial policy, the applicant shall undertake a scoped Environmental Impact Study demonstrating that there will be no negative impacts to the wetland feature or its ecological function.

These assessments shall be completed prior to approval of the development proposal and shall be completed by a qualified professional.

- 2.1.3.6 An Environmental Impact Study, required for features identified in 2.1.3.1, will include the following, or as scoped by the local municipality or approval authority:
- a description of the proposal and statement of rationale for the undertaking;
 - a description of the existing land use(s) on site and adjacent lands;
 - a description of the topographical features and landforms;
 - the land use designation on site and adjacent lands, as identified by the County and local official plans;
 - a description of alternative development proposals for the site as well as the environmental impacts of the alternatives;
 - a comprehensive description of the proposal including its direct and indirect effect on the environment and considering both the advantages and disadvantages of the proposal;
 - an identification of environmental constraint areas;
 - an environmental inventory of the area under development consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, fish, surface waters, hydro-geological features);



- a statement of environmental and ecological significance of the area affected by the proposed development;
- a statement on the ecological functions of the natural features;
- identification of Species At Risk through identified records and field inventories and potential impacts on habitat;
- a statement on how the development will contribute to the preservation and enhancement of the natural areas;
- a detailed description of mitigating effects;
- a recommendation on buffer or setback distances for building envelopes, respecting local official plans and zoning bylaws;
- any additional information requested by the local municipality;
- where applicable, an assessment of options for servicing the development with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options.

An Environmental Impact Study for proposed development adjacent to a significant natural heritage feature will include, as a minimum study area, the natural heritage feature as well as the area surrounding that feature. The distance of the adjacent lands will be in accordance with Provincial policy and as established in local official plans.

The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.

- 2.1.3.7 Local official plans shall include policies and criteria for site evaluation reports. The Site Evaluation Report is intended for use only for smaller scale development proposals and will be used to determine the location of natural heritage areas and features and their ecological function. The criteria set out in local official plan policies may also include additional requirements. A site evaluation report shall demonstrate that the subject lands are suitable for the proposed development. A site evaluation report shall be required for all development proposals to create new lots adjacent to a water body unless the local municipality can provide the approval authority with written information confirming that it has sufficient documentation, prepared by a provincial agency or other qualified professional, to address the potential impacts of the development on natural heritage features.



- 2.1.3.8 To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and be minimized in extent.

Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. Development and site alterations shall be set back a minimum of 30 metres (100 feet) from the high water mark of lakes, rivers and streams.

Local official plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required. The date for determining an existing lot of record shall be established in the local official plan.

The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water's edge. The extent of removal in the shoreline areas will be considered within the following parameters:

- a. A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;
- b. A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development, or waterfront landings;
- c. A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is the lesser, for marinas.

The maintenance of shoreline vegetation is beneficial to:

- Protect the riparian and littoral zones and associated habitat
- Prevent erosion, siltation and nutrient migration
- Maintain shoreline character and appearance
- Provide fish habitat.

- 2.1.3.9 The County encourages the retention of natural vegetation, including trees, in the full setback from water as identified in the local official plans. The County will implement a tree cutting by-law for shoreline areas. It is not the intent of this official plan to limit the removal of dangerous trees, either through damage or disease. The County forestry officer should be consulted and the forestry by-law reviewed prior to removal of trees.



- 2.1.3.10 Strategies for the protection of ground and surface water resources and public access to them will be included in local official plans or as County and local partnership actions. These shall include, among others: lake capacity estimates, lake flow control, waterfront setbacks, shoreline protection, forest buffers, water level management and the cumulative impact of development. Road allowances or existing public rights-of-way that provide access to water will be kept open and retained in municipal ownership. Provisions for the closure of any road allowance leading to water shall be provided in the official plans of each lower tier. Council shall further encourage that public access to water be maintained and that decisions regarding road closures be made with this consideration.

It is recognized that there are Federal, Provincial, municipal and First Nation agencies that have responsibility for managing storage, flows and allocation of the water in the Trent-Severn Waterway. The County will work with those bodies to implement the Report of the Panel on the Future of the Trent-Severn Waterway.

- 2.1.3.11 Strategies for maintaining the diversity of natural features will be included in local official plans or as County and local partnership actions. Further, both County and local governments shall ensure that the diversity of natural features in an area, and the connectivity between them will be maintained and restored or enhanced where possible.

Local official plan policies will ensure that development respects and does not encroach on areas of natural hazards. Areas of natural hazards include land adjacent to rivers and streams, and small inland lake systems, as identified by the Ministry of Natural Resources, which are impacted by flooding and erosion, and floodways. Local official plans shall endeavour to identify areas of natural hazards and will include policies and zoning by-law provisions that limit and protect development from adverse impacts of hazard lands. These policies and zoning by-law provisions will identify the kinds of development and site alteration permitted on hazard lands, and associated development restrictions. Local official plans may identify Special Policy Areas and identify criteria for those areas.

The following development shall not be permitted to locate in hazardous lands:

- a. an institutional use associated with hospitals, nursing homes, pre-school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young



during an emergency as a result of flooding, failure of flood proofing measures or protection works or erosion;

- b. an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures or protection works or erosion; and
- c. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

2.1.3.12 The quality and quantity of all ground and surface water will be protected and improved in areas of degradation, where identified.

2.1.3.13 There are a number of lakes in Haliburton County that are managed by the Ministry of Natural Resources as lake trout lakes. Lower tier official plans provide a list of lakes which are classified “at capacity” or “not at capacity” to additional nutrient loadings and include specific policies for both classifications of lakes.

2.1.3.13.1 Council will not consider any application that involves the creation of a new lot, residential units, or any non-residential development on the shorelines of lakes which have been identified in the Plans of the lower tiers as being “at capacity or highly sensitive” except in consultation with the Ministry of Environment and the Ministry of Natural Resources and under one of the following special circumstances:

- i) the tile fields on each new lot are set back at least 300 metres from the highwater mark of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake.
- ii) 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.
- iii) to separate existing, habitable dwellings, each having a separate septic system, provided that the land use would not change.
- iv) the proposed new use, which is permitted in the lower tier Official Plan, has a scale and density that is less than currently exists on site, and shall demonstrate a net reduction of the phosphorus loading on the lake. Prior to any redevelopment



being approved, the Lake Impact Assessment shall be completed to the satisfaction of the County, local municipality, the Ministry of Natural Resources and the Ministry of the Environment. The Lake Impact Assessment shall among other things, provide recommendations on implementation tools related to hydro-geology, soils and vegetation matters on site.

- v) the proposed development is to be serviced with full municipal sewage services and appropriate storm water management design is incorporated on site.
- vi) the proposed new development is non-residential, conforms to the lower tier Official Plan, includes appropriate stormwater management design, and it does not involve or require any new individual on-site or communal sewage system disposal systems, nor any expansion of existing systems.
- vii) Where the local municipality has in place tools such as a site alteration by-law, site plan control and a tree-cutting by-law under the Municipal Act and where a site specific soils investigation, prepared by a qualified professional, demonstrates that phosphorous can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment. A tree cutting by-law in place at the County of Haliburton will be considered as sufficient to meet the local municipal requirement for a tree cutting bylaw. However, in the absence of a tree cutting by-law at the County, a by-law must be in place at the local municipality.

2.1.3.13.2 The lower tier plans may recognize the potential for Provincial pilot programs or alternative phosphorus removal technologies to be available in the future. At the time of approval of this official plan, no alternative phosphorous removal technologies including the use of imported b horizon soils to retain phosphorus, have been approved by the Ministry of Environment and the Ministry of Municipal Affairs and Housing and will not be permitted to be used on at capacity or highly sensitive lakes to justify new lot creation.”

2.1.3.13.3 Council supports planning, design and construction practices at the local level that maintain or improve water quality including appropriate vegetation coverage along shorelines.



2.1.3.14 Although the County of Haliburton does not contain prime agricultural lands, planning considerations must be given to the agricultural operations that exist in the County. In order to protect and optimize these operations, and reduce any adverse impacts these operations may have on adjacent uses, local official plans shall have policies that establish Minimum Distance Separation guidelines as specified by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). These guidelines will be used for new land uses, the creation of new lots, and new or expanding livestock facilities. These guidelines may incorporate provisions to allow for studies to support alternative separation distances.

2.2 RESOURCES

2.2.1 *Introduction*

Haliburton County has significant natural resources, most notably in forests, extractive resources (sand, gravel and quarry), minerals and water. These resources form a key part of the County's economy and are well managed by local residents through small scale operations. The County of Haliburton is designated under the Aggregate Resources Act; all extraction and processing operations shall comply with the Aggregate Resources Act. Rural areas, as identified by the local official plans will generally be the focus of resource activity, resource based recreational activity and other rural land uses.

2.2.2 *Community Directions*

The community forums focused on the continuance of small scale operations undertaken in a sustainable manner. Working together and in partnership with government, operators can strive to continually improve their operations to better protect the environment, achieve sustainable standards and reduce incompatible land use impacts.

2.2.3 *Policies and Actions*

2.2.3.1 County and local governments will compile an inventory of operating and potential mineral aggregate resources using information supplied by local pit and quarry operators, the Ministry of Natural Resources and Aggregate Resource Inventory Papers published by the Ministry of Northern Development, Mines and Forestry. The purpose of this inventory is to accurately reflect the location of deposits so they can be protected.



- 2.2.3.2 Mineral aggregate resources will be protected for future use to ensure that these operations are able to meet current and future needs. Local official plans will identify mineral aggregate resources and protect them from development and activities that would adversely affect their expansion or continued use, or would be incompatible by way of public health, safety or environmental impact.
- 2.2.3.3 Development of mineral aggregate resources will incorporate buffer zones and rehabilitation plans.

The Algonquins of Ontario shall be consulted prior to the Municipality's approval of any site specific Official Plan Amendment where a Stage 2 Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered.

- 2.2.3.4 Wayside pits will be allowed by local official plans on both public and private roads for the purpose of road construction and maintenance. Criteria for the development, use and rehabilitation of all wayside pits will be set out in local official plans. Due to provincial legislation and regulations, portable asphalt plants will be permitted to locate in all land use designations except residential and environmentally sensitive areas without the need for an amendment to the County Official Plan or local official plans and/or zoning bylaws.
- 2.2.3.5 The County of Haliburton contains many unique minerals. Mineral deposits and mining operations will be protected for future use. Local official plans will identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted.
- 2.2.3.6 Sites of previous mining activity or previous mineral aggregate extraction within Haliburton County may present hazards to public health and safety. Local official plans should identify and designate these sites. Development within 1000 metres of such sites will be permitted only if it is proven that the hazard does not affect the development property or has been successfully remediated where the hazard is on the property. Remediation must be completed to the satisfaction of the Ministry of Natural Resources if the hazard resulted from aggregate extraction or of the Ministry of Northern Development, Mines and Forestry if the hazard resulted from mining activity.
- 2.2.3.7 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted subject to rehabilitation measures being undertaken or completed that address and



mitigate known or suspected hazards. Contaminated sites shall be remediated prior to any development on the site to ensure that there will be no adverse effects.

- 2.2.3.8 In partnership with County and local governments, forestry operators will develop an inventory of forest resources.
- 2.2.3.9 Forest operators will undertake sustainable approaches and are encouraged to develop sustainable forestry plans.
- 2.2.3.10 County Council will identify advisory bodies to act on sustainable forestry.
- 2.2.3.11 The County and local governments will investigate the development of a strategy to regulate bulk water extraction and shipment.
- 2.2.3.12 The County and local municipalities will work with senior levels of government to implement policies and consult on issues to control watershed flow management.
- 2.2.3.13 Crown lands, shown on the Land Ownership Map, are a significant resource for the County and local municipalities. The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities. Local official plans will contain policies to address the conversion of crown lands to private ownership and use. Conversion will not require an amendment to the County Official Plan but change of use following disposition may require an amendment to the local official plan and/or zoning by-law.

2.3 SETTLEMENT PATTERNS

2.3.1 Introduction

The County of Haliburton has several distinct types of settlements. They range from urban areas on full municipal services that function as service centres to isolated individual homes and businesses in rural areas that rely upon individual services. Also, lakefront communities are becoming an ever more important aspect of development in Haliburton. These four main types of “settlement patterns” – urban serviced, urban unserved, dispersed and lakefront – are part of Haliburton’s historic way of life. However, it is acknowledged that the potential conversion of seasonal residences to permanent, full time residences is substantial and will lead to



considerable impacts on servicing. The Official Plan recognizes all four types and attempts to plan their future development in a sustainable manner.

1. *Urban Serviced*

These urban areas have either full or partial primary urban services, mainly water, sewage and roads. Functionally, they tend to service larger areas and are the main location of residential, industrial and commercial and institutional uses.

2. *Urban Unserved*

There are numerous small villages and hamlets throughout the County that rely on private water and sewage systems, but are serviced by public roads. They function as limited residential and local commercial places, often they support local tourist operations.

3. *Lakefront Communities*

Around the County's many lakes and rivers, lakefront communities and tourist operations have developed. While originally summer areas, more and more these are taking on a year round and permanent perspective. This development relies on private water and sewage systems and is serviced by a combination of private and public roads. Development along publicly maintained roads is the preferred form of development, and new proposals shall be encouraged accordingly.

4. *Dispersed Development*

Haliburton has always had a large dispersed development pattern originating from numerous resource based industries. This pattern continues to be an integral part of the County.

Provincial population estimates for Haliburton County indicate a growth rate for permanent population of 0.7%, or 2,000 people over the next 20 years. The existing urban structure can easily handle this level of growth. Most of this growth will be accommodated within existing towns and villages, with only a minor amount of dispersed development. Assessing lakefront development is more difficult and cannot be predicted with any degree of certainty. The Official Plan sets out to ensure that development of lakefront communities is environmentally sustainable and properly serviced based on the type of development.



2.3.2 Settlement Areas

Settlement Areas are defined in the Provincial Policy Statement (PPS) as urban areas and rural settlement areas within municipalities (cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an Official Plan for development over the long-term planning horizon.

In the County of Haliburton, the Urban Serviced and Urban Unserviced Areas form the Settlement Areas.

The County of Haliburton promotes the concentration of growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Local official plans should designate Settlement Areas to ensure that sufficient lands are available at the municipal level to accommodate current needs and expected population growth, all while encouraging intensification in existing built-up areas. Efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. A mix of housing, employment, parks, open spaces, and transportation options will be promoted. These land use patterns ultimately provide for the long-term financial well-being of the Province and municipalities and minimize the undesirable effects of development, including impacts on air, water and other resources.

Lakefront Communities are also recognized for their role in the overall growth of Haliburton County. The desirability of lakefront development is anticipated to continue and is acknowledged as an important component of Haliburton County's structure due to the vast number of lakes and wooded areas. Local official plans will contain policies that ensure development, redevelopment or conversion of properties occur in an environmentally responsible manner, with regard for public health and safety.

Dispersed Development Areas will continue to be the focus of uses and activities that relate to the resources of these areas. Development will be directed to occur in a manner that makes efficient use of existing infrastructure and that allows for the long term availability of the resources that make the area attractive.

Moderate growth is anticipated over the next 20 years. Most of this growth will occur within Urban Serviced Areas and Urban Unserviced Areas. The County will undertake studies to determine the impact of expected growth on the existing municipal structure. Section 3.6 provides further detail in this regard.



According to the 2006 census, the largest single age bracket for the population in Haliburton County is 55 years of age and older. This trend is anticipated to continue and potentially increase over the next 20 years. This aging demographic will have an impact on settlement patterns and services.

2.3.3 Intensification Targets

It is recognized that intensification and redevelopment can be effective in achieving an efficient use of land, resources, infrastructure and public service facilities. Local official plans will contain policies that support Urban Serviced and Urban Unserviced Areas as the focus for intensification and redevelopment efforts. It is anticipated that this focus will benefit the economic prosperity of these areas. These policies will examine the Urban Serviced and Urban Unserviced Areas and identify opportunities for:

- The creation of new units, uses or lots on previously developed land
- The development of vacant and/or underutilized lots within previously developed areas
- Infill development
- The expansion or conversion of existing buildings

The opportunities will be used to establish targets at the local municipality that, in the opinion of the local municipal Council, ensure intensification and redevelopment are pursued. These intensification targets may be established in consultation with the County.

Planning authorities shall encourage and support phasing policies to ensure that intensification and redevelopment targets are achieved in Settlement Areas wherever feasible. This will ensure the orderly and efficient development of land, and the efficient provision of new infrastructure and public services. The County recognizes redevelopment, intensification and phasing primarily apply in areas with full municipal services.

Waterfront locations are a major economic generator within the County and shall not be considered Settlement Areas for the purpose of achieving intensification targets. Waterfront areas shall be used for resource-based recreational activities, including leisure-based time activities undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

2.3.4 Community Directions

The community recognizes the function and importance of all four types of settlement patterns. The objective is to allow their development in a manner that continues to provide and improve the range of community services, while at the same time respecting the natural environment.



The County of Haliburton Official Plan should function as an overall guide with local official plans and bylaws regulating the specifics of development and redevelopment.

2.3.5 *Policies and Actions*

- 2.3.5.1 All development within each settlement pattern type will be provided with appropriate services to sustain permanent occupancy in accordance with its function. Local municipalities will work with the County to coordinate infrastructure and public service facilities and will ensure that such facilities are strategically located to support the effective and efficient delivery of emergency services. Both the County and local municipalities will monitor new technologies, such as broadband, that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that the County provides optimal services in a timely and efficient manner.
- 2.3.5.2 Infrastructure and public service facilities should be provided in an efficient and cost-effective manner to accommodate existing and projected needs. Optimization of existing infrastructure and public service facilities should be given consideration first, wherever possible, rather than the provision of new infrastructure and public service facilities.
- 2.3.5.3 Land use patterns and development should promote energy efficiency, improved air quality, and allow for compact development that is designed in such a way to support and encourage active transportation as well as the establishment of future transit. Development will allow for a mix of employment and residential to provide the opportunity for shortened commute times.
- 2.3.5.4 The County supports the use of alternative or renewable energy systems to meet current and future energy needs. Alternative and renewable energy systems will be permitted in each settlement pattern type in accordance with provincial and federal requirements.
- 2.3.5.5 The range of uses allowed in each type of settlement pattern will be determined in the local official plan and zoning bylaw. Serviced urban areas will be allowed a full range of uses. Other settlement types will be allowed a range of uses based on their function and historical service area.

A limited range of uses will be permitted in lakefront communities and dispersed development areas to ensure that the rural character and function



of these areas are maintained. Permitted uses will include resource-based recreational activities, uses relating to the management or use of resources, limited residential development and other rural land uses. Additionally, compatible recreational and tourism activities and other economic opportunities should be promoted in rural areas to strengthen local economies. Local official plans shall have policies in place that establish this limit on permitted uses in rural areas.

- 2.3.5.6 Local official plans will define boundaries for all settlement types. The County encourages that the expansion of a settlement area boundary, as identified within the local official plans, should be permitted only at the time of a comprehensive review. Extensions to urban areas will only be permitted if existing municipal services are extended, prior to or in conjunction with new development. Full municipal sewage and water services are the preferred form of servicing for urban settlement areas. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services are not or cannot be provided. Lot/unit creation may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term. Partial services will be discouraged except where necessary to address failed services in existing development, or because of physical constraints. Within settlement areas, partial services may be permitted to allow for infilling and rounding out of existing development provided that the development is within the reserve sewage system capacity and reserve water system capacity; and that site conditions are suitable for the long-term provision of such services.
- 2.3.5.7 Development expansion will be permitted based on private services in urban unserviced areas, lakefront communities and dispersed development areas. All development will be either infilling or contiguous extension to the settlement pattern fabric. Prior to any expansion, or further development, the development boundaries of these areas, the permitted range of uses and service levels must be established in the local official plan and/or zoning bylaw.
- 2.3.5.8 The County and local municipalities will develop and implement a “quality assurance program” to progressively upgrade existing septic tank systems and other private services to current permanent occupancy levels and the requirements of the District Health Unit.
- 2.3.5.9 Mixed use development is permitted in urban areas and cluster development is encouraged in lakefront communities.



- 2.3.5.10 Home occupations, home industries and home work conversions are allowed subject to environmental, functional and visual compatibility with surrounding uses.
- 2.3.5.11 The preferred method of dividing land is through plans of subdivision. However, it is recognized that the issuance of severances may be appropriate under certain circumstances. The local official plans shall include criteria for the review of severances and a provision that no more than five cumulative new lots may be created through the severance process on any conveyable lot. Additional consents will be considered in exceptional circumstances. The criteria for the review of severance applications to ensure the orderly development of the County and local municipalities shall include policies related to servicing, natural heritage features, adequate road access, water quality, drainage, size of parcel, traffic hazards, and natural hazards.
- 2.3.5.12 In determining the necessity of lot creation for potential growth, within areas identified as rural in the local official plans, the County shall take into consideration the volume of buildable lots of record within the local municipality.
- 2.3.5.13 The County shall encourage the local official plans to address seasonal residential conversion to year-round residences and shall provide provisions accordingly.
- 2.3.5.14 Local official plans shall address provisions for group homes for those who are unable, whether temporarily or long term, to provide fully for their own well being. Group homes shall be licensed and/or approved under Provincial statutes and shall exist in compliance with local by-laws. Group homes shall be permitted in local official plans within land use designations which ensure that adequate servicing is available. Any local official plan, which was approved prior to the final approval of the County Plan, shall be revised, prior to, or at the time of, the next comprehensive review to include provisions for group homes.
- 2.3.5.15 County and local governments shall encourage affordable housing initiatives to meet the social, health and well being requirements of current and future residents, including special needs requirements.
- 2.3.5.16 Council shall encourage the preparation of Community Improvement Plans and associated policies and programs at the local level to encourage redevelopment, and will direct municipalities to maintain the well-being of



urban downtown areas and main streets and plan to meet the needs of pedestrians. Community improvement initiatives include construction, energy efficiency, accessibility, affordable housing and the cleanup of brownfield lands and/or buildings. Local official plans should designate, as part of an appendix or map, Community Improvement Project Areas to identify areas to which Community Improvement Plan policies apply. Opportunities for intensification and redevelopment will be promoted in these areas.

2.3.5.17 Local official plans may include policies to permit two residential units in a detached house, semi-detached house or rowhouse situated in an area where a residential use, other than ancillary residential use, is permitted.

2.3.5.18 Local official plans shall contain policies related to parkland or cash-in-lieu of parkland, the use of alternative requirements to the provision of lands for park or other public recreational purposes and may include, where the land is proposed for redevelopment, policies permitting a reduction to payments required for cash-in-lieu.

2.3.5.19 Local official plans shall contain policies to mitigate impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands.

2.4 GENERAL POLICIES

2.4.1 Introduction

The following policies apply to all lands within the County of Haliburton.

2.4.2 General Policies

Contaminated Sites

2.4.2.1 Contaminated sites will be restored in compliance with Ministry of the Environment guidelines and regulations prior to development or redevelopment, such that there will be no adverse effect.

Heritage Resources

2.4.2.2 Significant built heritage resources, cultural heritage landscapes and archaeological resources will be preserved. These sites will include: cultural heritage resources recognized or designated by federal and provincial agencies; and, archaeological remains of prehistoric and historic habitation or areas containing archaeological potential. In cooperation with the local



municipalities, a cultural heritage information base will be established and maintained.

- 2.4.2.3 Where development is proposed on archaeological sites or areas of archaeological potential an archaeological assessment shall be undertaken prior to development.

Development on archaeological sites or areas of archaeological potential is permitted only if the significant archaeological resources have been conserved by removal and documentation, or by preservation in situ. Where archaeological resources must be preserved in situ, only development and site alterations which maintain the heritage integrity of the site will be permitted.

The Algonquins of Ontario shall be consulted on any Archaeological Studies related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.

Algonquins of Ontario shall be consulted and provided the opportunity for input on any Stage 2 Archaeological Assessment Report that indicates areas of historical interest or potential for encountering aboriginal artifacts.

- 2.4.2.4 Local municipalities are encouraged to include archaeology policies in the local official plan.
- 2.4.2.5 Development proposed on or adjacent to a protected heritage property is only permitted if a heritage impact assessment has been completed and it has been shown that the heritage attributes of the heritage property have been conserved.
- 2.4.2.6 The County of Haliburton is committed to protecting identified cultural heritage resources within its ownership and whenever it undertakes public works projects.
- 2.4.2.7 The County of Haliburton supports heritage conservation efforts and heritage designations identified by the local municipality.
- 2.4.2.8 Local municipalities are encouraged to include cultural heritage policies in their official plans and to identify heritage resources, under the Ontario Heritage Act.



- 2.4.2.9 When an identified and marked or unmarked cemetery is affected by land-use development, the provisions under the Ontario Heritage Act and the Cemeteries Act shall apply, as determined through consultation with the appropriate government agencies, including the Ministry of Culture and the Cemetery Regulations Unit of the Ministry of Small Business and Consumer Services.

Algonquins of Ontario shall be notified of burial sites or remains considered to be of potential aboriginal origin.

Waste Management

- 2.4.2.10 The County and local municipalities will develop a County wide waste management strategy to address issues of the disposal of solid wastes, septage and road snow wastes. This strategy also will address: recycling, reuse, site closures and the development of plans and adequate financial reserves for perpetual care. Individual waste management sites should be identified in the local official plans. Further, County and Municipal plans shall ensure that waste management systems are provided that are of an appropriate size and type to accommodate present and future requirements, and will be located and designed in accordance with provincial legislation. An area of influence shall be defined around all waste management sites. This area of influence shall be defined as 500 metres from the boundaries of the lands containing waste, unless otherwise delineated on a municipal land use schedule following consultation with the Ministry of Environment. All local official plans shall contain policies which describe enhanced review requirements for development proposals within a waste management site's area of influence.

Transportation

- 2.4.2.11 In a rural, dispersed community transportation facilities are important. Trails, corridors, roads and rights-of-way for significant transportation, recreation and infrastructure facilities will be protected for future use. The County will continue to keep current a road needs study in order to properly plan its road system.
- 2.4.2.12 In addition to all the applicable municipal requirements, all proposed development located in the vicinity of a Provincial highway within the Ministry of Transportation (MTO) permit control area will be subject to the Public Transportation and Highway Improvement Act (PTHIA), and will also be subject to MTO approval. MTO approval is required prior to the issuance of a building or land use permit. Any new areas in the County identified for future development that are located adjacent to or in the vicinity of a Provincial



highway and/or interchange within MTO's permit control area under the PTHIA will be subject to MTO's access management policies, standards and requirements. Direct access to a provincial highway will be discouraged and often prohibited, and new development will be encouraged to use local and service roads. Local official plans will be encouraged to include MTO access management practices and principles in their Official Plan to achieve their development objectives adjacent to and in the vicinity of MTO Provincial highways. All Provincial highways shall be shown on all land use schedules in the County and local official plans, and identified accordingly in the legend.

- 2.4.2.13 The County recognizes that recreational trails are important and will encourage the maintenance of existing recreational trails and the establishment of new recreational trails within the context of a year-round recreational community, in a manner consistent with the preservation of the natural environment.
- 2.4.2.14 The County will consider acquiring land to facilitate recreational trail connections and encourage the development of recreational trails which connect local municipalities.
- 2.4.2.15 A Cycling Master Plan (July 2008), completed by the Haliburton Highlands Cycling Coalition, sets out a 20-year vision for promoting safe and enjoyable cycling in Haliburton County. The local official plans are encouraged to have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations made in the Cycling Master Plan, where economically feasible. This is particularly important given the cross boundary nature of cycling routes in the County which connect various municipalities.
- 2.4.2.16 The County will have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations on County roads, taking into consideration economic feasibility and land ownership of the road allowance.
- 2.4.2.17 The County recognizes that there is a municipal airport(s) within the County. Appropriate buffers should be provided between airports and sensitive land uses to prevent adverse impacts relating to noise, odour, etc.. Airport operations will be protected from encroachment that may impede airport operations.

Economic Development

- 2.4.2.18 The County continues to encourage the pursuit of economic activity that maintains or enhances the quality of life and balances the community,



environment, governance and social issues. Economic development in the County of Haliburton is generally driven by compatible recreational and tourism activities, particularly those oriented around waterfront development. In an effort to recognize the importance of these economic generators, a long-term planning framework should be employed to ensure their sustainability, including: optimizing land, resources, infrastructure and public service facilities; maintaining and enhancing the vitality of downtowns; and providing opportunities for sustainable tourism development.

Accessibility

2.4.2.19 Accessibility shall be improved for persons with disabilities and older adults by removing and/or preventing land use barriers which restrict full participation in society. Local official plans shall consider improved accessibility in the municipal review of development applications. Local official plans are encouraged to include accessibility policies in accordance with The Ontarians with Disabilities Act, 2001 and Accessibility for Ontarians with Disabilities Act, 2005.

Other Information or Material

2.4.2.20 Local official plans shall contain policies regarding other information or material that the local Council considers it may need to review development applications.

Preconsultation

2.4.2.21 The County shall permit applicants to consult with the County before submitting planning applications such as Official Plan Amendments and may, by by-law, require applicants to consult with the County prior to application submittal.

2.4.2.22 The County is the approval authority for severances and plans of subdivision/condominium. In order to provide decisions in a timely fashion and to ensure that applicants are aware of the local municipal considerations, the County of Haliburton shall require that the applicant preconsult with the local municipality for all development applications for which the County is the approval authority. Preconsultation shall be required for both severance applications which result in a reconfiguration of the lot lines and plans of subdivision/condominium. Preconsultation with the local municipality shall be evidenced by written comments from the municipality. A copy of the written local municipal preconsultation comments shall be included as part of a complete application.



3. IMPLEMENTATION

The community directions and policies have been developed by groups and individuals from across Haliburton County with a keen interest in the County's future. Creating an official plan is only the first step. Equally, if not more important, is its implementation. The implementation of the County of Haliburton Official Plan will occur through various actions by individuals, community groups, businesses and governments. The key ones are:

3.1 Local Municipalities

The County of Haliburton Official Plan provides a general policy framework for future action. However, the detailed development of standards, land use designations and implementation provisions is left to local official plans and zoning bylaws. It is anticipated that all four local municipalities will revise their official plans and zoning bylaws within three years to implement both their own municipal restructuring and to conform with the County of Haliburton Official Plan.

3.2 Community Groups

The Haliburton Strategic Plan (1997) was developed as a community based strategic plan. It established numerous action groups and task forces to carry out identified actions. The updated Haliburton Strategic Plan (2003) continued this trend. This Official Plan counts on the continuance of these community groups to assist in its implementation. County Council will post updates on its website that will provide information on the implementation of the County of Haliburton Official Plan.

3.3 Implementation Projects

The policies and actions section of the Official Plan indicate numerous actions to be carried out. Some of these involve the development and refinement of strategies, others anticipate various inventories, while still others require the development of cooperative approaches. In most, a partnership effort amongst various levels of government, the private sector and community groups is anticipated.

A listing of the implementation projects suggested by this Plan is provided in Appendix "A" – Implementation Projects. This Appendix is not part of the formal Plan. Rather, for easy reference, it lists some of the tasks ahead.



3.4 Monitoring and Evaluation

The Official Plan suggests both policy and implementation actions. An information, monitoring and evaluation process for both general policy direction and detailed implementation is required. The County, in partnership with local municipalities, community groups, government agencies and the private sector, will develop a monitoring system. This monitoring system will be capable of tracking development to ensure compliance with both County and local planning policies. Also, the monitoring system will track the progress of the various implementation projects once they commence.

Based on the information provided by the monitoring system, reports evaluating the development process and various implementation projects will be provided to the various councils and the public.

3.5 Conflict Resolution

The Official Plan contains policies and proposes implementation actions that will be conflict producing. The development of various standards, designing approaches or developing programs of quality assurance inevitably lead to differences of opinion. To facilitate the numerous planning actions anticipated by the Official Plan, the County will establish a facilitation and conflict resolution process to work in conjunction with plan implementation. The purpose of this process is both to improve the quality of action and avoid the use of adversarial or legal approaches to resolving differences.

3.6 Inter-Municipal Issues

The County shall ensure a coordinated approach is achieved both at the upper-tier and local levels when dealing with issues which cross municipal boundaries including: growth and development, population, housing and employment; infrastructure and public service facility demands; the management of natural, cultural, and archaeological resources; ecosystems, shoreline and watershed related issues; and natural or human-made hazards.

3.6.1 *Managing and Directing Growth*

To address the requirements of the Provincial Policy Statement (2005) regarding managing and directing growth, the County in consultation with lower-tier municipalities and Ministry of Municipal Affairs and Housing shall undertake the following:

- a. Assess and provide an analysis of vacant land supply including existing lots of record, across the County;



- b. Identify population, housing and employment projections for lower-tier municipalities, for a 20 year planning horizon;
- c. Assess the implications of growth patterns on County service delivery including services such as emergency response, road maintenance, and other services;
- d. Identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before the expansion of settlement area boundaries is permitted, as well as minimum targets that should be met for areas adjacent or in proximity to existing or proposed transit corridors;

Upon completion of the above studies the County will identify areas where growth will be directed. In order to ensure that a sufficient range of housing types and densities are provided to accommodate this projected growth, the County will provide lower-tier municipalities with population and unit growth allocations. Lower-tier municipalities will ensure that their land and unit supplies can support these allocations.

3.6.2 Development Guidelines

The County will develop appropriate mechanisms with respect to the County's authority for delivering subdivision and consent approvals, including guidelines to direct submissions, processes and decision-making. As part of the process of developing such mechanisms, and based on the analysis undertaken in 3.6.1, the County will assess the suitability of development on the County transportation and other road network (local roads and existing private roads).

The County will initiate the exercises listed in Section 3.6 in 2011.

3.7 Severance Function

The severance function will be administered by the County of Haliburton Land Division Committee. In making decisions on severance applications, the County of Haliburton Land Division Committee will apply both the general policies of the County of Haliburton Official Plan and the specific policies of the local official plan within which the application to sever is located. The County of Haliburton Land Division Committee will ensure that all the applicable policies of both official plans are met.



3.8 Development Applications

3.8.1 General Policies

3.8.1.1 The County shall request additional information that it needs when considering development proposals or *Planning Act* applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study
- Storm Water Management Report/Master Drainage Plan
- Environmental Impact Study/Statement
- Environmental Site Audit/Assessment
- Flood Plain Management/Slope Stability Report
- Lake Capacity Study
- Boat Capacity Study
- Transportation/Traffic Impact Study
- Municipal Servicing Capacity Reports
- Servicing Options Report
- Archaeological Resource Study
- Natural Heritage Evaluation
- Noise/Dust/Vibration Study
- Agricultural Soils Assessment Study
- Market Study
- Concept Plan showing ultimate use of land
- Previous Land Use Inventory
- Any study identified by the local municipality under Section 2.4.2.22 of this Official Plan.

3.8.1.2 For studies required to support development proposals or *Planning Act* applications under the County's jurisdiction, the County shall:

- a) Review the studies and may do so internally or through the use of peer reviewers with the cost of such review at the proponent's expense. Where appropriate, the County may also consult with the Ministry of Municipal Affairs, the Ministry of Natural Resources, or any other authority having jurisdiction or expertise.



- b) Compile a comprehensive list of the relevant technical standards and County requirements for the various studies to be peer reviewed. The list shall be provided to the local municipalities for reference and shall be made available to the public.

3.8.1.3 In reviewing a Site Plan Control application, the County may comment on elements of built form such as sidewalks and buildings. Municipalities should consider the accessibility for persons with disabilities when reviewing a development proposal during the Site Plan Control process.

3.8.1.4 The County may require site plan control for developments on County roads or in off-site locations that could result in impacts to County roads or infrastructure. Examples are:

- Drainage;
- Staging areas;
- Intersections;
- Site lines; and
- Separation distances.

3.8.1.5 Local official plans may identify Site Plan Control areas; any development within these areas would be subject to a Site Plan Control application.

3.8.2 County Official Plan

In addition to the information and materials required under the *Planning Act* and Ontario Regulation 543/06, as amended, the following shall be provided by the applicant at the time of the filing of an application to amend the County Official Plan:

- i) Description of the applicant's interest in land (owner, tenant, purchaser);
- ii) Identification of the registered land owner, if different from the applicant;
- iii) Identification of the agent for the applicant, if any;
- iv) Assessment Roll Number;
- v) Owner's authorization/consent to apply for an Official Plan amendment if the owner is not the applicant;
- vi) Description and/or sketch of the existing uses, previous uses and complete description (i.e. frontage and depth) of the subject lands;
- vii) Description and/or sketch of the existing land uses adjacent to and within 500 metres of the subject lands;
- viii) Description and/or sketch of the natural features on the subject lands and within 500 metres of the subject land; and
- ix) Detailed outline of the reasons for the Official Plan amendment.



3.8.3 *Local Official Plans and Official Plan Amendments*

3.8.3.1 In addition to the information and material required under the *Planning Act*, Ontario Regulation 543/06, as amended, and by the local municipality, the County shall request the following:

- i) The submission form completed by the local municipality; and
- ii) Any applicable processing fee.

3.8.3.2 The County may also request the following additional information and material:

- i) Studies as set out in Section 3.8.1.1 or the local municipal Official Plan. Studies shall be subject to the policies outlined in Section 3.8.1.

3.8.4 *Plans of Subdivision/Condominium*

3.8.4.1 In addition to the information and materials required under Section 51(17) of the *Planning Act* and Ontario Regulation 544/06, as amended, the following shall be provided by the applicant at the time of the filing of an application for a plan of subdivision/condominium:

- i) Identification of the agent for the applicant, if any;
- ii) Identification of the planner, if any;
- iii) Identification of the Ontario Land Surveyor, if any;
- iv) Assessment Roll Number;
- v) Owner's authorization/consent to apply for a plan of subdivision or condominium if the owner is not the applicant;
- vi) Description of the existing and previous uses of the subject and adjacent lands;
- vii) A copy of the local municipality's written preconsultation comments;
- viii) Analysis of the Provincial Policy Statement implications and the associated potential information needs;
- ix) Analysis of housing affordability as it relates to permanent dwellings;
- x) Preliminary Stormwater Management Report; and
- xi) Any studies identified by the local municipality under Section 2.4.2.22 of this Official Plan.

3.8.4.2 Applicants for subdivision/condominium approval will be required to supply technical documents prepared by Qualified Persons to address:

- i) The hydrogeological setting and terrain;
- ii) The adequacy and sustainability of proposed water supplies;



- iii) The adequacy and sustainability of proposed septic disposal systems; and
- iv) The impact on privately owned water well supplies and septic disposal systems.

Each technical document will identify potential difficulties for the proposed development and the natural environment and will identify how these difficulties will be reasonably overcome.

The County will make reference to technical standards adopted by Council and provided by the Provincial government.

3.8.5 Severance Applications

3.8.5.1 In addition to the information and materials required under Section 53 of the *Planning Act* and Ontario Regulation 197/96, as amended, the following shall be provided by the applicant at the time of the filing of a severance application:

- i) Identification of the agent for the applicant, if any;
- ii) Assessment Roll Number;
- iii) Directions to the property;
- iv) Information regarding benefitting lands for lot additions;
- v) Information related to private road access ownership and maintenance;
- vi) Zoning of the subject property;
- vii) Description of the existing land uses on the subject lands and within 500 metres of the subject lands;
- viii) Description of the natural features on the subject lands and within 500 metres of the subject land; and
- ix) If the application is a re-submission, information related to the previous consent;
- x) Owner's authorization/consent to apply for an application for consent if the owner is not the applicant;
- xi) Owner's authorization/consent to use and disclose personal information and to allow site visits; and
- xii) Any studies identified by the local municipality under Section 2.4.2.22 of this Official Plan.
- xiii) A copy of the local municipality's preconsultation comments.

3.8.5.2 In addition to the information and materials required under Section 53 of the *Planning Act* and Ontario Regulation 197/96, as amended, the County Land



Division Committee may also request the following additional information and material:

- i) Studies as set out in Section 3.8.1.1 or the local municipal Official Plan. Studies shall be subject to the policies outlined in Section 3.8.1

3.8.6 *Complete Applications*

- 3.8.6.1 Local municipalities can require additional information or material as part of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, or Severance where there are policies in place in the local official plans related to this material.



4. CONCLUSION

The County of Haliburton Official Plan represents a cooperative effort by County residents to chart their future. This was done through various community workshops and forums. The County's first Official Plan and subsequent update have set a standard for the involvement of the community.

An official plan is not a static document. It needs to be monitored and kept abreast of changing conditions. There will be public input into the planning process and in any policies arising through the implementation projects outlined in Appendix "A". Local municipalities are encouraged to use community based approaches as they update their official plans.

APPENDIX “A”

IMPLEMENTATION PROJECTS

This Appendix is not part of the formal Official Plan. Rather, it lists for easy reference some of the tasks ahead. No priority has been assigned to these tasks. They should be undertaken with input from the public, stakeholders, local councils and County Council. For ease and efficiency, cooperation among local councils and County Council during the development of programs, agreed upon approaches and strategies is encouraged.

- quality assurance program for septic tanks
- common policies for rural and lakefront development
- sustainable forestry plans
- waste management strategy
- approach to lake capacity studies
- information system for monitoring and evaluation
- standards for construction and maintenance of private roads
- common policies for areas not included in source protection plans
- population, housing and employment projections/allocations