

THE CORPORATION OF THE TOWNSHIP OF PRINCE

BY-LAW NO. 86-5

OFFICIAL PLAN AMENDMENT: A by-law to adopt
Amendment No. 3 to the Official Plan

The COUNCIL of The Corporation of the Township of Prince, pursuant to Section 21, subsection 2 of the Planning Act, 1983, and amendments thereto, ENACTS as follows:

1. The Council hereby adopts Amendment No. 3 to the Official Plan for the Prince Planning Area in the form attached hereto.
2. The Clerk shall make application to the Minister of Municipal Affairs and Housing to determine whether the matter requires his approval or whether his approval is waived.

PASSED in open Council this 18th day of March, 1986.

David Edgar
REEVE SEAL

Buey Kooken
CLERK SEAL

Certified that the above is a true copy of By-law 86-5 as enacted and passed by the Council of the Corporation of the Township of Prince on the 18th day of March, 1986.

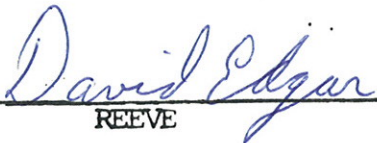
CLERK

SEAL

OFFICIAL PLAN
OF THE
CORPORATION OF THE TOWNSHIP OF PRINCE
AMENDMENT NO. 3

The attached explanatory text, constitutes Amendment No. 3 to the Official Plan of the Corporation of the Township of Prince, was prepared and adopted by the Council of the Corporation of the Township of Prince under the provisions of Section 21, of the Planning Act, on the of

This Amendment was adopted by the Corporation of the Township of Prince by By-law No. 86-5 in accordance with Sections 17 and 21 of The Planning Act, on the 18th day of March, 1986.



REEVE



CLERK

SEAL

This Amendment to the Official Plan of the Corporation of the Township of Prince and adopted by the Council of the Corporation of the Township of Prince, is hereby approved in accordance with Section 21 of The Planning Act.

DATE

MINISTRY OF MUNICIPAL AFFAIRS

AMENDMENT NO. 3

TO THE

PRINCE OFFICIAL PLAN

PURPOSE:

This Amendment deals with a rationalization of the land use policies for the Township of Prince.

LOCATION:

These policies affect the total planning area.

BASIS:

The Township of Prince with co-operation of the Planning staff of the City of Sault Ste. Marie has reviewed the policies in the Official Plan and now considers it adviseable to make some minor modifications.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATIVE THERETO:

The following amend the text of the Official Plan:

page 1 After paragraph 1 . . . insert the following paragraph.

Preamble

The Township of Prince maintains a mix of agricultural and residential uses. Some commercial development that services the needs of township residents and fulfills development potentials especially those utilizing scenic and recreational resources of the Township. Open Space lands will be carefully conserved. The prime resources of the Township agricultural development and recreational resources will be utilized for the good of all residents of the Township now and in the future.

page Sections entitled COMMERCIAL and AUTOMOBILE SERVICE STATIONS are repealed
1 & 2 and replaced with the following:

COMMERCIAL

The primary use of commercial land is the buying and selling of goods and supplying services. Community commercial uses to serve the needs of Township residents need not be designated commercial provided land use compatibility with abutting uses is assured. Uses for commercial development out of scale with the needs of Township residents will require a specific impact study and an Official Plan Amendment.

The following principles will govern the development of commercial uses:

1. Sufficient off street parking will be made available for the use. As a rule this parking lot will be paved with a hard dustless surface.

2. Access points to commercial development will be limited in number.
3. Adequate buffering will be provided to abutting uses. This buffer may consist of landscaping including a fence or hedge.

page 3 INSTITUTIONAL is repealed.

page 4 RESORT AREAS

The following words are repealed:

"Commercial uses to serve these resort areas are also permitted. Permanent housing by people engaged in the servicing of these resort areas will be provided for in any implementing by-law"

page 7 Paragraph "D" clause 3 is repealed

page 9 PARKS & RECREATION AREAS is repealed.

page 10 Paragraph 1 is repealed and replaced with the following:

Rural areas include limited residential and agricultural uses as the prime use of land. Other uses may include institutions, churches and schools, lumbering industries and recreational areas.

page 13 Paragraph 2 Section 2 delete the words "Parks & Recreation"
Paragraph 2 Section 6 delete the whole section beginning with the words "Land that....."

page 14 Paragraph 4 Sections (i) and (iv) are deleted.

page 15 In the 5th paragraph delete the words "Infill Residential"

page 16 Section 6.1 the 5th paragraph replace "two (2)" with "three (3)"

page 17 & 18 Delete Section 6.2 "Infill Residential Development"

page 19 In the 6th paragraph remove "fifty (50)" and replace with "twenty-five (25)"

page 25 In paragraph 2 change "D" to "A"

In paragraph 2 Section 2 remove the words "and collector roads".

Delete paragraph 2 clause b "Collector Streets"

Add the following:

Maintenance Schedule "B"

The following maintenance schedule will form part of the Official Plan. It outlines three levels of maintenance for Township roads.

- Level 1 full year round maintenance
- Level 2 summer maintenance
- Level 3 emergency maintenance

As a general policy permanent residential development will only be permitted on Level 1 maintenance roads.

This schedule was developed in accordance with the fiscal capacity of the Township. Any change in maintenance levels will require an amendment to the Plan.

page Paragraph 3 clause 1 change the word "two" to "three"
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AMENDMENTS TO THE SCHEDULES:

The following Schedule "B" attached hereto forms part of this Amendment and is added as a new schedule to this Plan.

IMPLEMENTATION & INTERPRETATION:

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Township of Prince Official Plan.