

OFFICIAL PLAN Consolidation



The purpose of this Official Plan is to build upon and implement the development related goals of the Township's Strategic Plan. This combined with the Provincial Policy Statement provide the basis for determining the Township's policies for guiding future land-use decisions. This Official Plan will also review and project existing land-use trends, protect natural and cultural resources, and provide the Township with a framework to guide development to the year 2028.

VERSION 1.0

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Schedules A, B, C, D and E are attached



Approvals and Amendments

**The Official Plan was approved by the Ministry of Municipal Affairs on
APRIL 8, 2011**

**This consolidation of the Official Plan incorporates the Plan as approved
by municipal Council together with the modifications of the Ministry of
Municipal Affairs and Housing (dated April 8, 2011) as well as the changes
resulting from the Minutes of Settlement of the Ontario Municipal Board
appeal (OMB file PL110866). All future revisions and amendments will be
listed below.**



PART A: THE COMMUNITY

A 1 INTRODUCTION

Prince Township is located along the eastern or windward side of Lake Superior, at the point where the lake flows into the St. Marys River. The City of Sault Ste. Marie abuts the Township to the east, and Dennis is the abutting Township to the North. Located within the western part of the Sudbury Climatic Region, Prince Township enjoys 4 distinct seasons. Lake Superior plays a major role in influencing the climate of the Township, which results in a longer growing season than most of Northern Ontario.

Prince Township and area have been inhabited since the time the glaciers retreated some 10,000 years ago. Their retreat left behind the landscape and contours familiar today. The melt waters created a spillway for Lake Minong the ancestor of Lake Superior. The drainage outlet formed the old raised cobble and gravel beaches at the southern edge of the Precambrian Uplands, 45m higher than the present level of Lake Superior. It is on these beaches that the first signs of human habitation appear. As the water levels lowered, the lands along the St. Marys River provided resources and an effective means of transportation for early inhabitants. The abundance of fish provided a plentiful food source that attracted and sustained the First Nations peoples of the area.

The Township was originally surveyed in 1860 by Septimus R. Prince, on behalf of the Department of Crown Lands. These lands were offered to settlers and described as having “good loamy soils and heavy hardwood timber”. The early settlers to the Township harvested timber, fished Lake Superior, and farmed the land.

Today, the Township is a bedroom community, as most agricultural livelihoods have given way to more profitable jobs in Sault Ste. Marie. The Township is rural in nature, and geared towards small scale growth, with special regard for maintaining the existing rural character.



A 2 VISION AND STRATEGIC OBJECTIVES

A 2.1 Community Strategic Plan

In 2006 Prince Township Council adopted a Strategic Plan to guide future development within the Community. The policies of this Official Plan are aimed at implementing the following Vision, Mission, and Goals of the Strategic Plan:

Vision

“The Corporation of the Township of Prince is a tranquil community, supported by economic development that respects the environment and contributes to businesses, services and programs that enhance our quality of life.”

Mission

“To facilitate and promote economic development that is consistent with our community vision, enhancing the viability of the Township.”

Strategic Goals

- (1) “To facilitate the development of businesses, programs and/or services that fit with the culture, vision and mission of the Township.”
- (2) “To attract more residents to the Township of Prince.”
- (3) “To provide ongoing opportunities for dialogue with residents.”
- (4) “To support development of staff and elected officials that will facilitate enhancement of leadership and management skills.”
- (5) To document and protect cultural heritage resources through the Heritage Committee.
- (6) To protect the ‘rural character’ of Prince Township
- (7) To promote the Township’s attributes and support tourism opportunities.



A 2.2 Purpose of This Official Plan

The purpose of this Official Plan is to build upon and implement the development related goals of the Township's Strategic Plan. This combined with the Provincial Policy Statement provide the basis for determining the Township's policies for guiding future land-use decisions. This Official Plan will also review and project existing land-use trends, protect natural and cultural resources, and provide the Township with a framework to guide development to the year 2028.

A 2.3 Review and Amendments

It is recognized that the plan must remain current with developing trends, Township needs, and the legislative requirements of other levels of government. As such, the Township will review its Official Plan every 5 years.

A 3 LEGISLATIVE AUTHORITY



A 3.1 Planning Act

All power to regulate land use planning within the Township of Prince comes from the Minister of Municipal Affairs and Housing and the Planning Act, as amended.

Under the following matters of the Planning Act, final approval rests with the Ministry of Municipal Affairs and Housing:

- Section 17 - Official Plan /Official Plan Amendments
- Section 50 - Power of Sale
- Section 51 - Subdivision /Condominium
- Section 57 - Validation

The Township has been delegated approval authority for:

- Section 34 - Zoning Amendments
- Section 45 - Minor Variances
- Section 50 & 53 - Consents

A 3.2 Provincial Policy Statement

The provisions of this Plan are consistent with the policies of the Provincial Policy Statement, within the existing and projected context of the Township. Where terms and statements are similar to those in the Provincial Policy Statement, the

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interpretation and definitions of Provincial Policy shall apply. The Provincial Policy Statement is available at the Township Office or on line at www.mah.gov.on.ca/Page1485.aspx.

There is a direct relationship between the Provincial Policy Statement, this Official Plan, and the Township's Zoning By-law. The Official Plan must conform to the Provincial Policy Statement, and the Municipality's Zoning By-law (and any amendments) must implement the Policies of the Official Plan, and thus Provincial Policy.

A 4 BUILDING A STRONG COMMUNITY

A 4.1 Growth and Settlement

The Township has experienced slow but steady population growth. Traditionally the Township was an agricultural community. The small-scale operations have become increasingly more difficult to sustain, and are slowly disappearing. With no identifiable industrial or commercial base, the economy of the Township is closely linked to that of Sault Ste. Marie.

The Township's strategic goals to encourage and attract more commercial and industrial development will result in the continued slow growth of population and households in Prince Township.

Table 1 - Population and Household Projection: 2006-2021

Year	Population	Total Number of Households**
2006	971*	441
2011	997	453
2016	1020	464
2021	1045	475
2026	1069	486

* 2006 Census

**2.2 persons per household - 2006 Census

A 4.2 Residential Growth and Housing

It is estimated that the overwhelming majority of the housing demand over the timeframe of this Plan will be in the form of single detached dwellings, although an aging population may result in some demand for higher density dwelling types, including seniors housing, and assisted living arrangements.



Traditionally new residential development in the Township occurs by rural lot severances, although a number of rural subdivisions have developed. New residential construction over the life of this Plan is expected to be slow but steady. Based upon the Township's Strategic Objectives, approximately 2-4 new residential units can be anticipated annually.

The majority of future residential development can be accommodated within the existing parcel fabric of the Township's Rural-Residential Area. While new lots and subdivisions are envisioned, the policies of this Plan will protect the rural agricultural character.

Infill development opportunities, particularly in the Hamlet Area will be encouraged. Infill development will typically occur through severance and new lot creation where existing lots can be divided into lots which conform to zone standards and are similar in size and compatible with existing lots in the area.

Within the context of the Township, this Plan will support appropriate opportunities for a full range of housing types to meet the present and projected needs of the community, although the Township's reliance upon on-site water and sewage systems is a limiting factor to the size and density of residential development.

A 4.3 Special Policy Areas

New development will be directed away from areas of natural or built hazards where there is an unacceptable risk to public health and safety or property damage.

A 4.3.1 Gros Cap Hamlet

The Gros Cap area is identifiably the oldest area of concentrated growth within the Township. Presently the area is occupied by residential uses, with no definable commercial, industrial or institutional component. The area near the 'turn-around' at the end of Second Line West (Highway 550) once supported commercial uses, mainly accommodating tourists and day trippers who came to enjoy the scenic beauty of the Gros Cap bluffs and vistas over Lake Superior. The policies of this Plan support the renewal of these uses, along with the development of recreational and tourist related uses near the Prince Marina.

The policies of this Plan reflect the goals of the Strategic Plan to develop the Gros Cap hamlet, however it is recognized that existing lots in the area are small.



This Plan also recognizes the need to ensure that new development minimizes any negative impacts to sourcewater, the environment, or existing residents.

Development proposals in the Hamlet Area must demonstrate;

- (1) Compatibility with abutting uses.
- (2) The ability to support appropriately designed on site water and sewage systems.
- (3) Conformity with the Ministry of Environment Sensitive Use Guidelines.
- (4) Proper site drainage.
- (5) Impacts on known cultural and environmental constraints.

A 4.3.2 Employment Areas (Airport Road/Second Line)

With no identifiable industrial or commercial employment base within the Township, this Plan will support the development of new industrial uses along Airport Road, north of Second Line, and commercial uses, at the Airport Road Second Line intersection.

The policies of this Plan will foster new employment and create an environment to support the continuation and growth of existing commercial uses.

A 4.3.3 Community Centre



The Strategic Plan promotes expanding the public uses and recreational opportunities at the location of the existing Community Centre. This Plan will support further development of the community centre, for recreational uses such as baseball fields, a playground, and an ice rink.

A 5 PUBLIC SPACES, PARKS AND OPEN SPACE

The Township's goal with respect to public spaces, parks, and open space is to promote a healthy active Township. More specifically:



- (1) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and

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non-motorized movement, including walking and cycling.

- (2) Providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including, parklands, open space areas, trails, accessory structures and where appropriate, water based resources.
- (3) Providing opportunities for public access to shorelines.

A 6 MUNICIPAL SERVICING NETWORK

A 6.1 Garbage Disposal

Garbage is collected via roadside collection, and disposed of in the Sault Ste. Marie landfill. This service is contracted out to a private firm. The Township of Prince, the City of Sault Ste. Marie and Batchewana First Nations (Rankin) are presently conducting a comprehensive Waste Management Study, to be completed in 2009. Resulting impacts to existing waste management practices will be reviewed by the Township and any amendments will be incorporated into the Official Plan once the study is completed.

The principles of “reduce, reuse, and recycle” will be encouraged, and practiced wherever feasible.

A 6.2 Sewage Services

There are no municipal or communal sewage systems in Prince Township. All domestic sewage is accommodated on-site, by individual sewage systems, most commonly designed as raised tile fields, or septic beds. The approval of on-site sewage systems is generally by Algoma Public Health (APH). The following policies shall apply to new sewage systems:

- (1) All new development must be serviced with a septic or similar class system approved by Algoma Public Health. Approval shall include a maintenance contract to ensure that the system is in sound working order, and that all effluent is disposed of responsibly, and at regular intervals. Each lot shall have a second site available for septic field replacement.
- (2) Holding tanks will only be permitted to accommodate an existing situation such as an existing lot or building where conditions are such that an on-site sewage system is not possible.



- (3) Development applications proposing more than 5 lots, dwelling units, or are designed to process more than 4,500L of effluent per day must be accompanied by a hydrogeological report that assesses both water quality and quantity. The report must be prepared by a qualified professional, and will be reviewed in accordance with the Ministry of Environment's D-Series Guidelines. Such sewage systems must be approved by the Ministry of the Environment. (Available at the Township Office or online at www.ene.gov.on.ca/envision/gp/d5.pdf)

A 6.3 Water Services

It is estimated that uses within Prince Township draw approximately 128,000m³ of water per year, resulting in an average per person consumption rate of approximately 360L per day.

A public water service is not available within the Township. All development shall be serviced with individual on-site water systems. The construction of these systems must comply with the following policies:

- (1) All new wells must be drilled by a Licensed Well Driller, in accordance with *Ontario Regulation 903* and the Ontario Water Resources Act. (Available at the Township Office or [Ontario Water Resources Act - R.R.O. 1990, Reg. 903](#)).
- (2) Development applications proposing more than 5 lots or dwelling units must be accompanied by a hydrogeological report which assesses both water quality and quantity. The report must be prepared by a qualified professional and will be assessed with the Ministry of Environment's D-Series Guidelines (Available at the Township Office or online at www.ene.gov.on.ca/envision/gp/d5.pdf)
- (3) Private wells designed to draw more than 10,000L of water per day will require a Certificate of Approval from the Ministry of the Environment
- (4) Private wells designed to draw more than 50,000L of water per day will require a 'Permit to Take Water', under the Ontario Water Resources Act.
- (5) Uses which have an average daily flow greater than 4 500L per day shall adhere to the Ministry of the Environment's guideline "Incorporation of the Reasonable Use Concept into Groundwater Management Activities".



A 6.4 Storm Drainage

With the absence of storm sewers, drainage within the Township uses natural features. Surface water flows through ditches, swales, and creeks to Lake Superior or percolates through the ground and into the aquifer. Natural drainage is generally not a problem, unless an area is developed to a standard that substantially increases the amount of non-permeable or hard surfaces, such as paved areas and roofs.

All applications for the approval of new Commercial, Industrial, or Residential developments consisting of more than 5 lots or dwelling units must be accompanied by a Stormwater Management Plan. The Plan must be prepared by a Professional Engineer, and address the following:

- (1) That the quality and quantity of stormwater leaving the site is the same post development as it is predevelopment.
- (2) Runoff rate calculations must be based upon a 1 in 100 year regional design storm.
- (3) The resulting Stormwater Management Plan must be based on best practices.
- (4) The Stormwater Management Plan shall be subject to the review and approval of the Sault Ste. Marie Region Conservation Authority.
- (5) Where development is proposed adjacent to a Provincial Highway (Hwy 550 & 565), Stormwater Management Plans shall be subject to the review and approval of the Ministry of Transportation.

A 6.5 Energy

The reduction of energy and water consumption, as well as the production of clean renewable energy offers a number of social, environmental and economic benefits to the Township. More specifically:

- (1) The use of energy efficient development standards shall be encouraged in all new development.
- (2) The rehabilitation and retrofitting of existing buildings for improved energy efficiency shall be promoted.



A 7 TRANSPORTATION - SCHEDULE A

A 7.1 Highways

Second Line West and Airport Road are designated as Provincial Highways 550 and 565 respectively.

In addition to all the applicable municipal requirements, any proposed development located in the vicinity of a provincial highway within MTO's permit control areas, under the *Public Transportation and Highway Improvement Act*, will also be subject to MTO approval. In the Ministry's recommendation may be that only one entrance will considered for any lot of record.

In reviewing such matters, the Ministry of Transportation may require a Traffic Impact Study, to be prepared by a qualified professional.

A 7.2 Public Roads

Public Roads are owned and maintained by the Township on a year round basis. The Public Road network provides access to abutting properties and connects the abutting uses to the Provincial Highway system.

New public roads must be designed by a qualified professional to a standard that is acceptable to the Township. The design of the roadway must consider drainage impacts upon abutting lands, and the area.

A 7.3 Private Roads

Private Roads are roads that are neither owned nor maintained by the Township on a year round basis. Private Roads may service existing seasonal or recreational uses. New development along these roads will not be permitted. Private roads will only be assumed if it is deemed to be in the best interest of the Township. Prior to the Township's assumption of a Private Road, Council must be satisfied that the road is constructed to an acceptable standard and that the Township is in a financial position to assume maintenance responsibly and possible liabilities resulting for said assumption.

The Township accepts no responsibility or liability pertaining to access by the public, first response, police, or fire protection along a Private Road.



A 7.4 Seasonal Roads

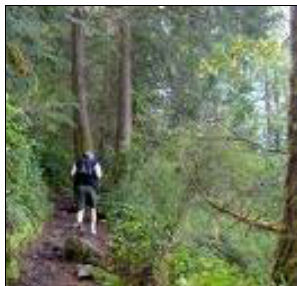
Seasonal Roads are owned by the Township but maintained on a seasonal basis only. In many instances, these roadways are not constructed to the same standards of a Public Road. Typically, seasonal roads provide summer access to recreational properties and are not plowed or maintained during winter months. The Township accepts no responsibility for access or liability during those periods of time when the road is not maintained.

A 7.5 Resource Roads

Resource Roads are private roads constructed to gain access to resource development activities, including timber harvesting, aggregate extraction, and the Prince Wind Farm. These roads are not owned or maintained by the Township and the Township is not responsible for access to any properties abutting these roads.

New lot creation is not permitted on properties abutting these roadways. Limited recreational uses along these roads may be permitted, provided the proponent can secure legal access, to the satisfaction of the Township, over the properties between the proposed use and the nearest Public Road or Highway.

A 7.6 Recreational Trails



There are two organized recreational trails within the Township. The Voyageur Trail is maintained by the local Voyageur Trails Association, and the Snowmobile Trail is maintained by the Sault Trailblazers. While the Township supports these trails it accepts no responsibility or liability for the maintenance and continued availability of access over the properties required to support the trails. Both trail networks are shown on Schedule A of this Plan. There are also a number of informal hiking trails within the Precambrian Shield area. Access to these trails is not the responsibility of the Township.



PART B: ENVIRONMENTAL HERITAGE & HAZARD POLICIES

Natural Resources – Schedule B

B 1 MINERAL AND MINERAL AGGREGATE RESOURCES

The geology of the Township, including areas of Mineral and Aggregate extraction potential are illustrated on Schedule B. Mineral and aggregate extraction represents a valuable resource for the Township and surrounding region. The policies of this Plan are intended to ensure that mineral and mineral aggregate resources are developed in a manner that is efficient, sustainable, and respects the surrounding environment.

Mineral and mineral aggregate resources will be protected from the encroachment of incompatible development which would have a negative impact on current and future extraction activities.

The following policies pertaining to mineral and mineral aggregate resources are intended to be interpreted in conjunction with the Resource Extraction Area Policies outlined in Section C 8 of this Plan.

B 1.1 Mineral Resources

There is little or no known potential for the extraction of precious metals or commercially viable mineral deposits in the Township.

All proposals for new mineral extraction operations anywhere within the Township will require a rezoning application. Council shall be satisfied that the proposed mine or quarry:

- (1) Is compatible with adjacent land uses within. Generally, the determination of adjacent land uses will include those lands within 500m of bedrock deposits, and 300m of sand and gravel deposits. Greater setbacks, in accordance with the Ministry of the Environment's Guideline D-1 *Land Use Compatibility* may also be required.
- (2) Has safe and secure access.
- (3) Will not have a negative impact upon the groundwater table and drainage of the surrounding area, which may require the submission of a hydrogeological report.



- (4) Minimizes any potential threats to the sourcewater resource, as outlined in Section B 2 of this Plan, Sourcewater Protection.

B 1.2 Mineral Aggregate Resources (Sand and Gravel)

Aggregate deposits are identified on Schedule B of this Plan. These sand and gravel deposits are an important resource for the Township and should be protected for existing and future extractive operations. All proposals for new or expanding mineral aggregate extraction operations within the Township will require an amendment to the Township's Zoning By-law. Township Council will approve the zoning amendment once it is satisfied that the proposed pit or quarry:

- (1) Is compatible with nearby land uses. In determining land-use compatibility the new or expanded quarry will be reviewed for conformity with the Ministry of Environment's D-1 Land Use Compatibility Guidelines.
- (2) Has safe and secure access.
- (3) Will not have a negative impact upon the drainage of the surrounding area, which may require the submission of a hydrogeological report.
- (4) Minimizes the potential threat to the source water resource, as outlined in Section B 2, Sourcewater Protection.
- (5) Is approved and licensed by the Provincial Ministry having jurisdiction.

B 1.3 Wayside Pits

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on a public authority contract are permitted in all land-use designations of this Plan, without the need for Official Plan Amendments, re-zonings or redevelopment permits under the Planning Act, except those areas of existing development or particular environmentally sensitive areas which have been determined to be incompatible with extraction and associated activities.

B.1.4 Mineral Aggregate Resource Conservation

The Township recognizes the importance of conserving the existing mineral aggregate resources for future generations. Therefore the Township promotes the recovery of these resources, where feasible, through the reuse and recycling of concrete asphalt, brick and glass.

B 2 SOURCEWATER PROTECTION



The Township relies exclusively upon groundwater to support domestic water needs. It is therefore critical to protect the groundwater regime, in terms of water quality, and quantity. The Policies contained in this part of the Plan aim to mitigate any potential threats that a particular development may pose upon the groundwater resource. Also of concern is the potential for development along the shoreline of the St. Marys River to impact the Sault Ste. Marie water intake off shore at the Gros Cap terminus of Highway 550 (Second Line West).

Prince Township is represented on the Source Protection Committee, which is presently developing a Source Protection Plan for the area. When complete, the recommendations of the Plan will be reviewed and where appropriate, incorporated into this Plan.

B 2.1 Residential and Commercial Development

Residential and commercial proposals of more than five lots must submit a Hydrogeological Study that addresses the availability of water in sufficient quantity, quality, and the potential impacts on existing wells in the area.

Individual lot creation applications must include a letter from Algoma Public Health indicating that they have no concerns with the development of the lots.

B 2.2 Industrial Development

Given the scope of impacts often associated with industrial land uses, all Industrial development proposals are subject to the same policies as if they were located within the groundwater recharge area.

B 3 SOURCEWATER PROTECTION AREAS – SCHEDULE E

Schedule E outlines the Groundwater Recharge Area and the Sault Ste. Marie Municipal Water Intake which includes:

- (1) The Groundwater Recharge Area at the base of the Precambrian Shield, comprised of aggregate deposits that facilitate the percolation of water coming from the Shield down into the ground water aquifer.



- (2) The Intake Protection Zone, which has been applied to the shore of Lake Superior and the abutting land within 120m as shown on Schedule E, in order to protect the Sault Ste. Marie's municipal intake which is roughly 800m offshore from Gros Cap.

B 3.1 Hydrogeological Study

The following policies shall be adhered to prior to any approvals for development within the Groundwater Recharge Area and the Intake Protection Zone, as shown on Schedule E.

All new commercial and industrial development proposals, as well as residential developments proposing more than five lots or units must be accompanied with a hydrogeological study that addresses potential quality and quantity impacts to source water. More specifically:

- (a) Such reports must be completed by a certified Hydrogeologist.
- (b) The Study must identify all functions, processes and activities within the proposed development that have the potential to threaten the source water supply, in terms of quality and quantity.
- (c) The Study must describe all mitigating measures proposed to offset the identified threats. All development proposals within the Source Water Protection Areas will be subject to the review and approval of the Sault Ste. Marie Region Conservation Authority.
- (d) The cost of a hydrogeological study is to be paid for by the applicant. The Township reserves the right to have submissions peer reviewed, the costs of which shall also be paid for by the applicant.

B 3.2 Chemical and Petroleum Storage within Sourcewater Protection Areas

- (1) All exterior chemical and petroleum storage must be within a catchment area designed by a qualified professional that will hold 110% of the volume of the substance being stored.
- (2) The maximum size of a storage tank must not exceed 2273L; except for storage tanks associated with a licensed aggregate or mineral extraction operation. Such storage shall not exceed 5000L.



- (3) All tanks must be double-walled with an audible alarm that annunciates failure of the inner or outer wall.
- (4) The fueling and re-fueling of vehicles and equipment must be within a designated area. All such designated areas must form part of the catchment area. The volume of the catchment area must include the maximum volume of the storage tanks on vehicles in the area.
- (5) Portable fuel storage tanks or the parking of tanker trucks containing fuel is not permitted within the Sourcewater Protection Areas.
- (6) All buildings where vehicles are being stored or repaired must be equipped with a floor drain designed to trap and contain any petroleum or oil product that may spill or be deposited onto the floor.
- (7) All chemicals and petroleum waste must be collected and properly disposed of. At no time must these materials be allowed to drain on- site or into the sewage disposal system or into any natural water course.
- (8) All persons handling chemicals and hazardous materials must be trained to ensure the substances are properly handled and stored.
- (9) Any permitted use that handles or stores petroleum, chemicals or hazardous materials must have a spill and/or emergency response plan prepared prior to the approval of a development application, or the issuance of a building permit. All such plans must be filed with the Township Fire Department.

B 4 ENVIRONMENTALLY SENSITIVE AREAS AND ATTRIBUTES – SCHEDULE D

It is the general policy of this Plan to direct development away from Environmentally Sensitive Areas and Attributes. Protection of a particular feature or area is paramount.

B 4.1 Wetlands



Wetlands are an important part of the ecological functioning of the area and must be protected. They purify water, provide habitat for plants and animals, and given the wet soils, *wetlands* are not conducive to supporting buildings and structures.

Wetland boundaries are approximate and must be verified through on-site analysis by a qualified professional.

Any development proposal in or abutting a *wetland* must be accompanied by an Environmental Impact Study of the impact on the *wetland* and abutting area, which includes the lands within 120m of the established boundary of the *wetland*. The Environmental Impact Study must demonstrate that the proposed development or *site alteration* will not *significantly* impact the form and function of the *wetland*.

Development in or near *wetlands* is regulated under Regulation 176/06 as administered by the Sault Ste. Marie Region Conservation Authority. All proposals for development in these areas require Conservation Authority or Ministry of Natural Resources review prior to commencing the work. An Environmental Impact Study must also be submitted to support the application

B 4.1.1 Provincially Significant Coastal Wetlands

There is one Provincially *Significant Coastal Wetland* located in the southwest portion of the Township, and shown on Schedule D of this Plan.

Development upon a Provincially *Significant Coastal Wetland* or within 120m of its boundary is prohibited. Such boundaries are subject to on-site verification by a qualified professional. Studies to establish or re-establish the boundary of a Provincially *Significant Coastal Wetland* must be reviewed and approved by the Ministry of Natural Resources.

B 4.2 Deer Wintering Area

The Ministry of Natural Resources has identified a *significant* 'Deer Wintering Area' in the southwest corner of the Township, near the Ironside Subdivision. This deer wintering area is shown on Schedule D of this Plan.

Any proposed development or *site alteration* within the deer wintering area or 50m of its boundary is generally discouraged.

Where an application is made to develop within the deer wintering area or 50m of its boundary, an Environmental Impact Assessment will be required. Development will only be permitted where it can be demonstrated that the form and function of the deer wintering area will not be impacted.

B 4.3 Fish Habitat



All creeks, rivers, streams and lakes shown on Schedule D are considered as *fish habitat*. It is recognized that their location may change over time therefore; actual locations will be verified on-site detailed prior to approval. All development or *site alteration* must be setback a minimum of 30m from the upper edge of the *stable slope* leading down to the water's edge. Where this setback conflicts with the Sault Ste.

Marie Region Conservation Authority's requirements, the higher of the two are deemed to be the minimum requirement of this Plan.

B 4.4 Rare Species Occurrences – Schedule D

Areas of Rare Species Occurrences are areas of land and water that contain natural landscapes or features that have been identified by the Ontario Ministry of Natural Resources' Natural Heritage Information Centre (NHIC) as having value related to their protection, scientific study, or education. Rare Species Occurrences include but are not limited to rare or endangered flora and fauna, and uncommon or unusual geological formations. Rare Species Occurrences may also include natural attributes that may be common elsewhere, but not normally found within this region.

The Township presently has seven known Rare Species Occurrences shown on Schedule D. Development proposals within 1000m of a Rare Species Occurrence must be accompanied by a Report prepared by a qualified professional. The report must address any possible impacts to a particular Rare Species Occurrence, and how they may be mitigated.

A description of each Rare Species Occurrence is located in the OP Background materials available at the Township Office.



B 4.5 Rivers, Creeks and Streams

Rivers creeks and streams are important natural features within the Township. They control flood waters and support *fish habitat*. The areas abutting water courses support trees and vegetation that maintain the integrity of the edge of the watercourse, and act as a natural filter for surface water flowing into the water course. All development must be setback a minimum of 30m from the high water mark.

Where there are slope lands near the water's edge, all development or *site alteration* proposals within 30m of the upper limit of the *stable slope* will require a permit from the Sault Ste. Marie Region Conservation Authority, or the Ministry of Natural Resources, depending upon which agency has jurisdiction.

B 4.6 Lakes

All development abutting lakes, including Lake Superior must be setback a minimum distance of 30m from the edge of the high water mark.

Where there are slopelands leading to the water's edge development or *Site Alteration* proposals within 30m of the upper limit of the *Stable Slope* will require a permit from the Sault Ste. Marie Region Conservation Authority or the Ministry of Natural Resources, depending upon which agency has jurisdiction.

B 4.6.1 Prince Lake

Prince Lake is a shallow lake with a maximum depth of 5m, and a mean depth of 2.6m. The watershed area surrounding the Lake is relatively small at 4.8km². Given water need to preserve and promote water quality, the Lake is at full development capacity with respect to waterfront lots, and cannot support the further conversion of recreational uses for year round permanent occupancy. Furthermore, the Lake is accessed via a roadway which is not maintained by the Township on a year round basis. As such, the lands abutting Prince Lake shall be for seasonal recreational purposes only. New lot development, the addition of accessory dwelling units, bunkies, and the conversion of recreational dwellings to permanent dwellings is prohibited.

B 4.7 Endangered and *Threatened Species*

Presently there are no identified endangered or *threatened species* within the boundaries of Prince Township. The Ministry of Natural Resources is responsible for approving and defining *significant* habitat of endangered and *threatened species*. Should an endangered or *threatened species* be



identified, the Township will maintain a confidential record of such information.

For *significant* habitat of endangered and *threatened species* in Prince Township, the following policies will apply:

- (1) An environmental site assessment must be undertaken by the proponent to confirm the presence of any *endangered species* and *threatened species* and/or their *significant* habitat.
- (2) *Development* and *site alteration* shall not be permitted in *significant* habitat of endangered and *threatened species*.
- (3) *Development* and *site alteration* adjacent to the *significant* habitat of an endangered or *threatened species* is not permitted, unless it has been demonstrated (through appropriate evaluation) that there will be no negative impacts on the natural features or their ecological functions. For the purposes of considering potential negative impacts, adjacent lands are defined in the table below.

Table 2 – Adjacent Lands: Distance from Feature for Considering Potential Negative Impacts

PPS Natural Heritage Feature	Adjacent Lands
Significant Wildlife Habitat	50 m
Significant Areas of Natural and Scientific Interest – Life Science	50 m
Significant Areas of Natural and Scientific Interest – Earth Science	50 m
Significant Fish Habitat	Adjacent Lands
Watercourse with no defined bed and banks or intermittent stream	30 m from of the centre line of a stream course or channel
Non-meandering stream with defined bed and banks	30 m from the average annual high water mark
Meandering stream	30 m from the line that connects each outside curve/concave bank at bankfull
Inland lake trout lake at capacity	Contact MOE, MNR and/or local municipality for further information



- (4) Development proponents should exercise due diligence to ensure that any activities being contemplated would not contravene the *Endangered Species Act, 2007*, that came into effect on June 30, 2008.

B 5 CULTURAL HERITAGE

The Township has a long storied history, as demonstrated in the local Museum. The policies of this section are aimed at protecting this proud history.

B 5.1 Built Heritage

The Township supports the establishment of a Township Heritage Committee to advise and assist Council on matters related to the identification and preservation of heritage sites and buildings. While there are no Built Heritage sites presently identified or designated under the Ontario Heritage Act, if required the policies of this Plan will be amended to support the designation of any building or structure identified as a heritage site under the Ontario Heritage Act.

Designated buildings or structures will be highlighted within the Township's Zoning By-law. Any application for a building permit to alter such buildings or structures will require the review and approval of the designating authority.

B 5.2 Archaeological Resources

The Township maintains a list of archeologically *significant* sites and resources. As per Ministry of Culture requirements, the specific location and content of these sites must remain confidential to prevent unauthorized disturbance or vandalism.

Given the prehistoric occupation of the area, development applications will require a Stage 1 and 2 Archeological Study if they are within the following areas which possess a high potential for archaeological assets:

- (a) Lands within 500m of a known archaeological site.
- (b) Lands abutting or within 300m of the shoreline of Lake Superior or the St. Marys River.
- (c) At the top of a hill or ridge that offers a *significant* vista over Lake Superior or the St. Marys River.
- (d) Additional areas that may be defined by the Ministry of Culture as per the Ministry's screening criteria. (Available in OP Background Material Binder in the Township Office)



- (e) That the archaeologist preparing an archeological study consult with Batchewana First Nation prior to commencing the study and share the results of said study with Batchewana First Nation once completed.

Where artifacts or human remains are discovered, all operations must be suspended and the provincial or local police must be contacted immediately. Notification to the Ministry of Small Business and Consumer Services, Ministry of Culture, and the Registrar of Cemeteries is also required.

B 6 NATURAL AND BUILT HAZARDS

There are a number of natural and built hazards within the Township that pose a potential risk to one's life and property. As such, the Policies of this Plan aim to ensure that new *development* will be directed away from areas of natural or built hazards where there is an unacceptable risk to public health and safety or property damage.

Natural hazards include areas prone to flooding and erosion in association with Lake Superior, rivers, streams, and inland lakes, as well as unstable slopes, due to the degree of slope, and the underlying soils. The Sault Ste. Marie Region Conservation Authority plays an important role in regulating *development* and *site alteration* within these areas. All proposed *development* or *site alteration* within an area defined as a natural hazard shall require a permit from the Conservation Authority, or any other Agency having jurisdiction. Where the regulations of the Conservation Authority or any other Provincial Ministry or Agency having jurisdiction are different then the regulations of this Plan, the greater of the two shall be applied.

It is the general intent of this plan to prohibit uses such as nursing homes, hospitals, schools, and essential emergency services from locating within areas that are prone to flooding and erosion.

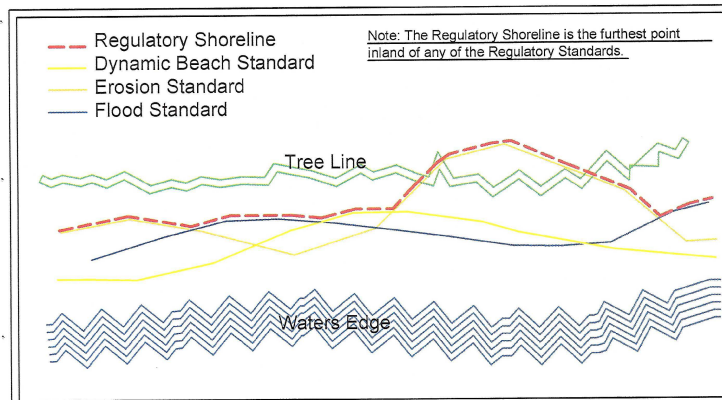
B 6.1 Lake Superior Shoreline

The Lake Superior Regulated Shoreline has been defined as the greatest landward extent of the "regulatory flood, erosion, and dynamic beach standards". In an effort to maintain the existing shoreline, and protect life and property from flooding, erosion, and the movement of the beach, the following policies shall be considered when development is proposed along the Lake Superior shoreline:



- (1) The creation of new lots is not permitted within the regulated shoreline of Lake Superior as defined by Ontario Regulation 176/06.
- (2) In areas of existing development (buildings, structures, existing lots of record) building and *site alteration* within the regulated shoreline may be permitted, provided that:
 - a) All main buildings are flood proofed, with no openings below 184.2m CGD.
 - b) The development is not located within a defined portion of a Dynamic Beach.
 - c) Applications for development and *site alteration* within Lake Superior's Regulated Shoreline shall be accompanied by a Report, prepared by a qualified professional, addressing and mitigating the threats of flooding, erosion, and dynamic beach movement.
 - d) Where development is proposed upon lands that abut the Lake Superior shoreline, an archeological assessment is required prior to approval.
- (2) Maintaining the lands within the Lake Superior Regulated Shoreline in as natural state as possible is encouraged.
- (3) The re-habilitation and re-vegetation of the shoreline back to its natural state is encouraged.
- (4) All development or *site alteration*, including the removal of vegetation in or abutting the regulated shoreline shall require a permit from the Sault Ste. Marie Region Conservation Authority.

Figure 1 – Regulated Shoreline





B 6.2 Flood Hazards

Further to policies B 6 and B 6.1, development shall not be permitted within a floodplain. Development is limited to uses which by their nature must locate within the floodplain, including flood and erosion works or minor additions or passive non-structural uses which do not affect flood flows.

The Tributary Flood Line (TLF) is defined by the Sault Ste. Marie Region Conservation Authority (SSMRCA) using the Regional Storm, which is the 1961 “Timmons Strom”. The TFL where defined and located within the “Conservation Regulated Area” shown on Schedule “D”, shall be considered part of the system of floodplains located in the Township.

The following policies apply to lands located within the TFL:

- 1) A permit from the SSMRCA is required prior to any development or site alteration proposals within 30m of the high water mark or within 15m of the upper edge of the stable slope. Development located in proximity to intermittent watercourses and inland lakes within the “Conservation Regulated Area “ shown on Schedule ‘D’ also require a permit from the SSMRCA.
- 2) Maintaining the lands within the TFL in as natural state as possible is encouraged.
- 3) The re-habilitation and re-vegetation of shore areas to their natural state is encouraged but must receive prior permission from the Conservation Authority, when the subject lands are located within the “Conservation Regulated Area” as shown on Schedule ‘D’.

B 6.3 Soils – Schedule B

B 6.3.1 Alluvial Soils

Alluvial soils lack the capacity to support foundations. Building permit applications shall be accompanied by a report, prepared by a professional engineer, who certifies that the underlying soils will support a specific building or structure.

B 6.3.2 Lacustrine Clay

Lacustrine clay possesses low permeability, and water has a difficult time passing through it. Clay soils pose difficulties for the operation of



domestic sewage systems. Algoma Public Health approval is required, which may include the need for substantial quantities of fill to be brought on-site, or the design of an alternative system.

B 6.4 Erosion Hazards (*Significant Slopes and Ravines*)

The following policies shall apply where development proposals are on or near a steep slope or ravine:

- (1) Development or *site alteration* will not be permitted upon slopes that are subject to active erosion or historic slope failure.
- (2) *Significant* slopes and ravines shall be maintained in as natural of a state as possible. The maintenance and enhancement of the natural vegetation upon a slope is strongly encouraged.
- (3) Development shall be setback 15m metres from the top of the stable bank of a slope. Specific setback distances for slopes having grades steeper than 3 horizontal to 1 vertical or 5 horizontal to 1 vertical in sandy soils shall be determined in consultation with the Sault Ste. Marie Region Conservation Authority.
- (4) Development proposals on or near *significant* slopes must be accompanied by a slope stability analysis prepared by a qualified professional, to the satisfaction of the Sault Ste. Marie Region Conservation Authority. A permit from the SSMRCA must also be obtained for development on these slopes and/or within the noted setbacks.
- (5) Applications to the Township for approval of developments on lands having a slope steeper than 3:1 (5:1 in sand or sandy soils) shall include a report indicating how slope stabilization will be achieved. This report must be reviewed by the Sault Ste. Marie Region Conservation Authority who must indicate their acceptance of its conclusions and their willingness to issue a permit for the proposed development. A 3:1 slope is where there is a 3 unit horizontal run for every 1 unit vertical rise.

B 6.5 Mine Hazards

There are three abandoned mines shown on Schedule B. In providing assurance for public safety, development proposed within 1 km (0.62 miles) of the abandoned mine sites identified on the Official Plan Schedules should not be permitted without prior consultation with the Ministry of Northern Development,



Mines and Forestry (MNDMF), Regional Land Use Geologist. MNDMF will work with proponents to refine development setbacks and assess the need for additional geotechnical studies.

B 6.6 Contaminated Sites

Potentially contaminated sites or brownfields include lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses such as gasoline stations and vehicle repair garages have a similar potential. Proper decommissioning and clean up, which may include a site remediation plan prepared in accordance with the requirements of the Environmental Protection Act, and/or a Record of Site Condition, from the Ministry of the Environment, will be required prior to developing or reusing a contaminated or potentially contaminated site.



PART C: LAND USE DESIGNATIONS AND POLICIES – SCHEDULE C

This Part of the Official Plan is intended to be read in conjunction with Land Use Schedule C, which identifies the following land use designations:

1. Industrial
2. Commercial
3. Community Facilities
4. Hamlet
5. Rural Agricultural Area
6. Rural Residential Area
7. Precambrian Shield
8. Resource Extraction

C 1 INDUSTRIAL

C 1.1 General Principles

On lands designated for Industrial development, a range of industrial, automotive, and industrially related commercial uses are permitted. Such uses shall be 'dry' in nature, in that they do not require large volumes of water to operate. The use of water shall be primarily for domestic purposes only.

Industrial uses that require the use or storage of fuel, chemicals or other hazardous materials that pose a potential threat to the groundwater aquifer shall conform to the policies outlined in Part B Section 2.0, Sourcewater Protection.

Industrial development will generally be focused towards the Second Line/Airport Road intersection.

C 1.2 Policies

- (1) Industrially designated lands shall be protected from the encroachment of incompatible uses.
- (2) The lot size and area must be adequate to support the intended industrial use, with ample space for sufficient on-site parking, landscaping, the long term provision of on-site water and sewage systems, including their replacement, and any other services required to support the use.
- (3) All new industrial development must have frontage upon a Public Road or Highway which is maintained on a year round basis. Proper access is



also required, which may include Ministry of Transportation approvals if access is proposed upon a Provincial Highway.

- (4) Industrial lots shall be adequately serviced with appropriate on-site water and sewage services, in accordance with the policies outlined in Part A, Sections 6.2 and 6.3, Sewer and Water Services.
- (5) To ensure that nearby sensitive uses are protected, the Ministry of the Environment's D-Series Guidelines shall be consulted when new Industrial *development* is proposed or where sensitive uses are proposed near an existing or zoned industrial use or property. (OP Background Binder at the Township Office or on line at, www.ene.gov.on.ca/envision/gp/3272.pdf)
- (6) Site Plan Control, pursuant to Section 41 of the Planning Act may be applied to an industrial development to ensure that it is designed in a manner that minimizes off-site impacts, with special consideration for stormwater management, environmental impacts, noise, dust, odour, vibration, access, buffering, and landscaping.
- (7) Redevelopment of brownfield or abandoned sites will be encouraged.

C 2 COMMERCIAL

C 2.1 General Principles

On lands designated for commercial development, the uses permitted shall include a full range of retail, service, automotive, office, recreational, and tourism related activities. Residential dwellings will also be permitted within commercial buildings.

Major commercial development will generally be focused towards the Airport Road/Second Line intersection, and the Gros Cap Hamlet area.

Commercial uses that require the use or storage of fuel, chemicals or other hazardous materials that pose a potential threat to the groundwater aquifer shall conform to the policies outlined in Part B Section 2.0, Sourcewater Protection.

C 2.2 Policies

- (1) Commercial lots must be adequate to support the intended use, with ample space for sufficient on-site parking, landscaping, the long term



provision of water and sewage systems, including their replacement, and any other services required to support the use (See Sections A 6.2 and A 6.3).

- (2) All new commercial development must have frontage upon a Public Road or Highway which is maintained on a year round basis. Proper access is also required, which may include Ministry of Transportation approvals if access is proposed upon a Provincial Highway.
- (3) Commercial development shall occur in a manner that minimizes impacts to adjacent or nearby non-commercial lands.
- (4) Site Plan Control, pursuant to Section 41 of the Planning Act may be utilized to ensure that commercial sites are designed in a manner that minimizes off-site impacts, is aesthetically pleasing, pedestrian friendly, and accessible.
- (5) Redevelopment of brownfield or abandoned sites will be encouraged.

C 3 COMMUNITY FACILITIES

C 3.1 General Principles

The development of Community facilities shall be of a public nature, geared towards the provision of public services such as administrative offices, schools, churches, active and passive forms of recreation, marinas, libraries, day care centres, and specialized housing, including nursing and senior's homes.

C 3.2 Policies

- (1) Community facilities development shall result in an aesthetically pleasing, park like setting, with ample setbacks, and high quality landscaping.
- (2) The Township will support the development of a multi-use recreational and event centre, with indoor and outdoor facilities.
- (3) This Plan will support the further development of a separate network of motorized and non-motorized trails.



- (4) Community facilities shall be integrated into the existing character of the area, with special regard for the overall safety of users, pedestrianism, accessibility, and the mitigation of off-site impacts to the surrounding area.

C 4 HAMLET

C 4.1 General Principles

The Hamlet Area is located at the western edge of the Township, along Second Line near Gros Cap. The overall development potential of the Hamlet is geared towards complimenting, or rounding out the existing residential area. Tourism commercial uses in connection with the Prince Marina and Gros Cap will also be permitted. New seasonal residential uses along the shoreline will continue to be permitted.

The Hamlet is located within an area that is under the consideration of the Sourcewater Protection Committee, with regards to the Gros Cap municipal water intake, operated by the Sault Ste. Marie Public Utilities Commission. As such, uses that require the use or storage of fuel, chemicals, or other hazardous materials that pose a potential threat to the intake shall conform to the policies outlined in Section B 2, Sourcewater Protection.

C 4.2 Policies

- (1) New lots shall have a minimum area of 0.8ha with a minimum lot frontage of 45m and a maximum lot depth of 200m, although given the existing character of the area, smaller lots will be permitted, as long as it can be demonstrated that the long-term provision of on-site well and septic systems can be supported, with special consideration for their replacement. Where lots with an area of less than 0.8ha are proposed, applications must be accompanied by a report, prepared by a qualified professional, which demonstrates the proposed lot's ability to support on-site water and septic systems, including their future replacement in the event of a failure. Algoma Public Health approval is also required.
- (2) Where appropriate, residential intensification and the development of higher density residential uses, including assisted living and seniors housing will be encouraged within the Hamlet area.
- (3) The shoreline of Lake Superior is completely developed. Existing lots may be redeveloped; however the development of new residential lots along the shoreline is prohibited.

- (4) The renovation or conversion of seasonal residential uses along the shoreline is permitted provided the lot has frontage upon, or a legal easement to an existing Highway or Public Road that is capable of providing year round access.
- (5) The further development of tourist commercial uses in association with the Prince Marina and Gros Cap will be encouraged.

C 5 RURAL AREA

C 5.1 General Principles



The existing Rural Area of the Township should be maintained and the existing parcel fabric should remain intact to protect agricultural interests, as well as the future growth requirements of the Township.

Permitted uses within the Rural Area generally include agriculture, rural residential, recreational, and forestry operations. Commercial and Industrial activities related to an agricultural operation are also permitted.

C 5.2 Policies

- (1) The creation of new lots shall be limited. Land division applications shall not result in the creation of more than two lots, plus the remnant, or remaining parcel.
- (2) All new rural agricultural development must be on a Public Road or Highway which is maintained on a year round basis.
- (3) The creation of new lots for non-agricultural purposes shall be restricted to those lands where the agricultural potential is limited, due to limited lot sizes, poor soils, infilling between existing non-agricultural lots of record or any other limitation that would preclude the parcel from future agricultural uses.
- (4) More specifically, severances in the Rural Area shall be limited to:



- a) The division of agricultural lands for purposes related to agriculture, where the severed and retained parcel sizes are large enough to support agricultural activities.
 - b) The creation of smaller lots intended to support an industrial or commercial use that is directly related to, and required to be in close proximity to an agricultural use.
 - c) The severance of an existing residence that is deemed to be surplus to an agricultural operation.
- (5) Rural Area lots will have adequate frontage and area to support the intended use, including the provision of on-site services such as well and septic systems, including their future replacement in the event of a failure. More specifically:
- (6) New lots for residential purposes shall be a minimum of 0.8ha with a minimum lot frontage of 45m and a maximum depth of 200m. Where lots with an area of less than 0.8ha are proposed, applications must be accompanied by a report, prepared by a qualified professional, which demonstrates the proposed lot's ability to support on-site water and septic systems, including their future replacement in the event of a failure. Algoma Public Health approval is also required.
- (7) New lots for non-residential purposes shall be a minimum of 1ha with a minimum lot frontage of 75m.
- (8) The creation of new lots shall be such that the size and layout of the severed portions does not hinder the future development of the remnant.
- (9) New Rural Area development shall adhere to the Ontario Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation Formulae, as it pertains to new or expanded livestock facilities, and existing or potential non-livestock related uses.
- (10) When considering applications for approval of new development the application of the Ministry of Environment's D-1 Land Use Compatibility Guidelines may be applied.

C 6 RURAL AREA-RESIDENTIAL

C 6.1 General Principles



The Rural Area-Residential designation has been applied to parts of the rural area that front upon a publicly maintained roadway, in areas where agricultural *development* is limited, due to poor soils, or small lot sizes.

Permitted uses within the Rural Area-Residential designation include agricultural, residential, and recreational.

The policies of this Plan aim to maintain the existing rural character of the area.

C 6.2 Policies

- (1) In order to protect the rural character, the creation of new rural residential lots shall be limited, and land division applications shall not result in the creation of more than two lots, plus the remnant, or remaining parcel. The limit shall be applied from the day of the adoption of this Plan.
- (2) Rural residential lots shall have adequate frontage and area to support the intended use, including the provision of on-site services, including their future replacement in the event of a failure. More specifically:
 - a) New Rural Area-Residential lots shall be encouraged to conform to a size consistent with existing lots in the area. However lots shall be a minimum of 0.8ha with a minimum lot frontage of 45m and a maximum depth of 200m. Where lots with an area of less than 0.8ha are proposed, applications must be accompanied by a report, prepared by a qualified professional, which demonstrates the proposed lot's ability to support on-site water and septic systems, including their future replacement in the event of a failure. Algoma Public Health approval is also required.
- (3) New lots for non-residential uses shall have a minimum area of 1ha and a minimum frontage of 75m.
- (4) New Rural Area-Residential *development* shall adhere to the Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation Formulae, as they pertain to non-livestock related *development* and existing or potential livestock related development.



- (5) The creation of new lots shall be such that the size and layout of the severed portions does not hinder the future *development* of the remnant.
- (6) All new Rural Area-Residential *development* must be on a Public Road or Highway, which is maintained on a year round basis.
- (7) Applications to create a Rural Estate Subdivision shall conform to the appropriate policies outlined in Section C 9, Land Division Policies.

C 7 PRECAMBRIAN SHIELD

C 7.1 General Principles



The Precambrian Shield area includes the lands north of the 'Shield Line', which is identified on Schedule C of this Plan. The Shield Line is defined as the first or southern most outcroppings of exposed rock, generally running in an east-west direction north of Second Line. The development of the Precambrian Shield area should be limited to the use and management of resources,

recreational uses, and tourist related opportunities in association with the Prince Wind Farm and the wilderness setting.

C 7.2 Policies

- (1) Further residential *development* is prohibited. More specifically, the addition of accessory dwelling units, bunkies, the conversion of recreational dwellings for permanent occupancy, or new lots for residential purposes.
- (2) Notwithstanding Policy (1), wilderness retreats designed for recreational occupation, and having a gross floor area of not more than 65m² (700ft²) are permitted. Such uses must have access via registered easements or directly to a publicly owned right of way.
- (3) The Prince Lake and Jackson Island areas are presently developed by way of registered plans of subdivision. Both of these areas rely upon access that is not maintained by the Township on a year round basis. Existing vacant lots may be developed with recreational dwellings not exceeding 95m². New lot development, the addition of accessory dwelling



units, bunkies, and the conversion of recreational dwellings to permanent dwellings is prohibited.

- (4) The further *development* of organized motorized and non-motorized recreational trails, such as the voyageur hiking trail, and the groomed snowmobile trail will be supported.
- (5) While limited, this Plan recognizes the aggregate and mineral extraction potential of the Precambrian Shield Area. Pits and quarries will be permitted on a case-by-case basis, subject to a rezoning. Council shall have the opportunity to ensure that the proposed extractive use does not severely impact the natural environmental features and existing uses within the surrounding area, including access. The Policies outlined in the Natural Resources Section of this Plan (B 1) shall also be adhered to.
- (6) *Development* proposals will be reviewed to ensure conformity with the Ministry of the Environment's Land Use Compatibility Guidelines.

C 8 RESOURCE EXTRACTION

C 8.1 General Principles

Lands designated for resource extraction are those areas of the Township that have been identified as having aggregate or mineral extraction potential, more specifically, north and east of the Airport Road/Second Line intersection.

Development within the Resource Extraction Area shall be geared towards the removal of minerals and aggregate. Further development or extraction of these resources must occur in a manner that will maximize economic benefit, and minimize environmental impact.

C 8.2 Policies

- (1) Lands designated Resource Extraction shall be protected from the *development* or encroachment of any sensitive use that would preclude or hinder the operation, future *development*, or expansion of extractive uses.
- (2) Areas where the mineral or mineral aggregate resources have been exhausted shall be rehabilitated to a standard that is acceptable to the appropriate licensing authority, with special regard for the removal of all safety hazards.



- (3) All existing and proposed extractive operations shall be licensed by the Provincial authority having jurisdiction. The Ministry of Natural Resources is the authority responsible regulating the extraction of sand, gravel, trap rock, sandstone and granite.
- (4) If for any reason a license has not been issued for an existing pit or quarry, the policies of Section B 1 will apply.
- (5) *Wayside Pits and Quarries*, as well as portable asphalt and concrete plants used in conjunction with a public undertaking, shall be permitted without the need for an amendment to this Plan or the Zoning By-law.

C 9 LAND DIVISION POLICIES

C 9.1 Severances/Consents

Where the extension of a public Road or public infrastructure is not required, and the resulting number of lots will no greater than 2 lots plus the remnant, land may be divided through a severance/consent application. For lots located in the “Hamlet” and “Rural Area – Residential” designations, the number of lots will be counted from the date of approval of the Official Plan. For the “Rural Area” land use designations the number of lots will be counted from October 21, 1968.

When assessing an application to create a new lot by way of a severance or consent, the Township shall be satisfied that:

- (1) The land is divided in an efficient manner, and that landlocked parcels are not created.
- (2) The proposed lot will not affect the future development of the remaining lands, if such lands are designated for future development within this plan.
- (3) The proposed lot has frontage upon, and direct access to a public road that is maintained by the Township on a year-round basis.
- (4) The proposed lot will not cause a traffic hazard as a result of its location near an intersection or on a curve or hill.
- (5) The planned development of the proposed lot shall not have a negative impact on the drainage patterns of the area.



- (6) The proposed lot and planned development will not have a negative impact upon the features and functions of any environmentally sensitive attributes in the area.
- (7) The proposed lots are of a size appropriate for their intended use and are in conformity with the policies of this Plan.

C 9.2 Plans of Subdivision/Condominium

Where the extension of a public Road or public infrastructure is required, or the resulting number of lots will be greater than three, land must be divided through a Plan of Subdivision or Condominium.

When assessing a plan of subdivision or condominium application, the Township shall be satisfied that:

- (1) The proposed development is not premature, and is located within an area that has been identified within this plan as an area for future development, more specifically:
 - a) The Hamlet Area
 - b) The Industrial Area
 - c) The Commercial Area
 - d) Limited development in the Rural Residential Area
- (2) The land is divided in an efficient manner, and that landlocked parcels are not created.
- (3) The type and density of development is appropriate for the area.
- (4) The proposed subdivision is fully integrated with the surrounding area.
- (5) The proposed infrastructure is designed to the proper standards.
- (6) The subdivision shall not have a negative impact on the drainage patterns of the area.
- (7) The subdivision will not impact the groundwater quality and quantity of the area. This will require the submission of a hydrogeological study to address groundwater quality and quantity concerns.



- (8) The proposed subdivision will not have a negative impact upon the features and functions of any Environmentally Sensitive Area or Attribute as illustrated on Schedule D.

C 10 HOME BASED OCCUPATIONS AND INDUSTRIES

C 10.1 Policies

- (1) *Home based occupations* will be permitted as accessory to any permanent residential use.
- (2) Limited *home based industries* will be permitted within the Rural Area and Rural Area-Residential designated areas.
- (3) The implementing Zoning By-law shall further regulate *Home based occupations* and *industries*, and outline the uses permitted in each. The By-law will also outline provisions to ensure that the primary character remains residential, and off-site impacts are kept minimal, including noise, dust, odour, traffic, parking, environmental concerns, or any other impact to the residential character of an area.
- (4) *Home based occupations* and *industries* may operate from an accessory building. Where a *home based occupation* or industry is located within a dwelling, the use shall not occupy more than 25% of the gross floor area of the dwelling.
- a. In the Hamlet Area, *Home based occupations* and *industries* may not be located in an accessory building, and shall not occupy more than 25% of the gross floor area of the dwelling in which it is situated.
- (5) That any *home based occupation or industry* that includes the parking of one tandem axle truck or transport or trailer, and one piece of heavy equipment such as a tractor, backhoe, grader, bulldozer or similar equipment may be approved by Council without an amendment to this Plan. In assessing an application Council will consider the following;
- i) The impact on abutting neighbours in terms of noise, dust, odours and vibrations.
 - ii) The adequacy of the buffers between the proposed use and the neighbours.
 - iii) The proper handling of oil and other hazardous fluids on site.



- iv) The proposed location with respect to environmentally sensitive features such as fish habitat, wetlands and source water protection.
- (6) *Development* proposals will be reviewed to ensure conformity with the Ministry of the Environment's Land Use Compatibility Guidelines.



PART D: PLAN IMPLEMENTATION AND ADMINISTRATION

The Township has a variety of tools available to implement the specific *development* policies outlined in this Plan.

D 1 ZONING BY-LAW

The Comprehensive Zoning By-law and any amendments shall be in accordance with the policies of this Plan. The Zoning by-law will zone lands for appropriate land uses, with special regard for grouping compatible, and separating non-compatible land uses, and establishing regulations to control the size of lots, the placement of buildings and structures, landscaping, and necessary screening and buffering.

D 2 TEMPORARY USE BY-LAWS

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning by-law or contrary to the land use designation of this Plan. Temporary Use By-laws shall not exceed a period of three years.

When considering the passing of a Temporary Use by-law, Council shall have regard for the compatibility and impact on abutting uses. The construction of permanent buildings in association with a temporary use is prohibited, unless an appropriate alternate use is identified and approved at the time of the passing of the by-law.

D 3 HOLDING PROVISIONS

Under the provisions of the Planning Act, Council may use a Holding Provision (hp) in conjunction with the zoning upon a particular property or land use. The Holding Provision is used to prohibit development until a specific condition or conditions have been met. Such conditions may be outlined within this Plan, or the Zoning by-law. The conditions for the removal of the Holding Provision must be stated within the adopting by-law.

More specifically, a Holding Provision may be utilized to ensure that:

- (1) Appropriate phasing of development and redevelopment occurs.



- (2) Agreements respecting the proposed land use or development are entered into.
- (3) A *significant* environmental feature, resource, hazard, or constraint is protected.
- (4) Environmental Impact Studies are approved.
- (5) Servicing Plans are approved.
- (6) The necessary approvals of any licensing agency having jurisdiction.

Once Council is satisfied that the specific conditions of the Holding Provision have been addressed, the Holding Provision shall be removed.

D 4 SITE PLAN CONTROL

All areas and land uses within the Township may be designated as Site Plan Control areas pursuant to the provisions of the Planning Act.

Council may enter into agreements to ensure that certain works are completed and appropriate conditions are met, pursuant to the provisions outlined in Section 41 of the Planning Act. Site Plan Control may also be utilized to implement the policies of this Plan.

D 5 PROPERTY STANDARDS

The enforcement of minimum standards for the maintenance and occupancy of individual properties is important to the health, safety, and welfare of local residents, and assists in preserving the character of the Township. The Property Standards By-law requires that buildings be maintained in a structurally sound condition, and provides for the removal of buildings that have deteriorated to the point where rehabilitation is not feasible. Council may define all or a portion of the Township as an area subject to the provisions of a Property Standards By-law.



D 6 COMMUNITY IMPROVEMENT

Under Section 28 of the Planning Act, Council may pass a by-law to designate “Community Improvement Areas”. Such areas may be designated to encourage development, redevelopment, revitalization, and renewal of specific areas within the Township.

Council may undertake Community Improvement Plans to implement the policies of this Plan. Council will seek partnerships and funding opportunities to assist with community improvement programs.

D 6.1 Community Improvement Areas

The Industrial, Hamlet, Precambrian Shield and Community Facilities land use designations shown on Schedule C of this Plan shall be defined as Community Improvement Areas.

D 6.2 Community Improvement Projects

Community Improvement Projects may include, but not be limited to:

- (1) The *development* of seniors and affordable housing.
- (2) The further *development* of a separate network of motorized and non-motorized trails.
- (3) Tourism related *development* in the Gros Cap and Precambrian Shield areas.
- (4) Further *development* of the Prince Marina.
- (5) The *development* of an industrial area
- (6) The *development* of a multi-purpose sports complex.
- (7) Beautification projects.
- (8) A lake capacity study for Prince Lake.
- (9) The *redevelopment* or decommissioning of *brownfield sites*.



- (10) The removal or decommissioning of a built hazard.

D 6.3 Community Improvement Incentives

To encourage improvements to private and public lands, Council may offer the following incentives:

- (1) A reduction or elimination of planning or building application fees.
- (2) Increased densities for residential *development*.
- (3) A reduction of property taxes for a time period that reflects the land owner's contribution to public infrastructure, parkland, or anything else that is deemed to be a public good.
- (4) The provision of specific grants to property owners to improve the appearance of private lands and buildings.

Specific incentives will be approved by a Community Improvement Plan adopted by Council.

D 7 BROWNFIELD REDEVELOPMENT



The *redevelopment* or decommissioning of *brownfield sites* within the entire Township is encouraged. Within the context of Prince, *brownfield sites* are former industrial or commercial properties that are underutilized, derelict or vacant. *Brownfield sites* may be contaminated. Wherever possible, the Township will seek funding and incentive programs to facilitate the decommissioning and appropriate

redevelopment of a *brownfield site*, provided the following policies are adhered to:

- (1) The remediation of *brownfields* prior to development shall follow the requirements of the Environmental Protection Act.
- (2) Prior to changing the use of a property to a more sensitive use, a Record of Site Condition must be filed with the Environmental Site Registry, in accordance with Ontario Regulation 153/04. (Available at Township Office or <http://www.ene.gov.on.ca/envision/land/decomm/condition.htm>)

Planning Advisory Services



- (3) The redevelopment of the *brownfield* site shall conform to the policies of this Plan.

D 8 PRE-APPLICATION CONSULTATION

Prior to the submission of any Planning Act application, the proponent shall complete a pre-application consultation with Township staff. At this time a pre-application consultation form will be completed and the Township shall provide advice, to ensure that applicants are aware of Local and Provincial regulations and policies, the steps of the approval process, which agencies need to be consulted, and any other information required to complete the application. A copy of the pre-application consultation form is available at the Township Office

D 9 ADMINISTRATION, INTERPRETATION AND MONITORING

D 9.1 Official Plan Review and Amendments

This Plan shall be reviewed and amended from time to time as required by Council, or at least every five years, to meet the changing needs of the Township and to respond to new issues, information, and projects. Amendments may be initiated by Council or the Public.

Amendments must follow the procedures outlined in the Planning Act.

D 9.2 Minor Amendments

Where this Plan outlines specific lot requirements, including minimum lot frontage and area, or any other dimension, such dimensions are to be identified within the Zoning by-law. Minor amendments to these zone requirements can be approved by the Committee of Adjustment or Council, without an amendment to this Plan, so long as the variance is deemed minor, desirable, and within the overall intent of this Plan and the Zoning by-law.

D 9.3 Administrative Amendments

Public notice procedures, pursuant to the Planning Act, may be waived when the amendment does not affect the provisions or intent of this Plan, including:

- (1) Formatting changes, including the alteration, numbering, or arrangement of provisions.



- (2) Correcting punctuation or altering language to obtain a uniform mode of communication.
- (3) Correcting clerical, grammatical, dimensional, or typographical errors.
- (4) Where this Plan references a particular legislation or authority, and the applicability of such legislation or authority is altered, changed, or amended in any way.

D 9.4 Land Use Designation Boundaries

The boundaries between land use designations, natural resources, and development constraints, shown on Schedules A, B, C, D and E, are general only, and not intended to define the exact limits of each category. It is therefore intended that minor alterations can be made without a formal amendment, provided the general purpose and intent of this Plan are maintained.

Where boundaries shown on Schedules A, B, C, D and E, do not correspond to a physical feature such as a road, river, lakeshore, lot line, or the Shield line, for minor alterations the boundary may be altered without an amendment to this Plan subject to on-site verification. Because the Hamlet Area has been designated as a settlement area, minor alterations are not permitted without a comprehensive review, and an amendment to this plan.

Council may rezone lands at the edges of the land use boundaries as illustrated on Schedule C without an amendment to this Plan, so long as Council is satisfied that the overall intent and purpose of this Plan is maintained.

A comprehensive review, as defined in the Provincial Policy Statement 2005 will be required for the removal of lands identified in this Plan as *Employment Areas*.

D 9.5 Higher Standards Accepted

Where a standard outlined in this Plan conflicts with the standard of another regulatory agency having jurisdiction, the more restrictive of the standards shall be applied.



D 10 MONITORING

A continuous monitoring of key indicators, appropriate Official Plan Amendments, and a major policy review every 5 years will ensure that this Plan remains responsive to changing conditions. The components of the review include the following:

- (1) Economic climate
- (2) Social and quality of life indicators
- (3) Environmental quality
- (4) Housing needs – growth and changing demand structure
- (5) Adequacy of Municipal services
- (6) Commercial and industrial land requirements
- (7) Tourism opportunities

D 11 DEFINITIONS

Adverse Effects

As defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business

Brownfield Sites

Undeveloped or previously *developed* properties that may be contaminated. They are usually, but not exclusively former industrial or commercial properties that may be underutilized, derelict or vacant.

Development

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

- a) activities that create or maintain infrastructure authorized under an environmental assessment process; or

Planning Advisory Services



b) works subject to the Drainage Act

Ecological Functions

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Endangered Species

A species that is listed or categorized as an “*Endangered Species*” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

Employment Area

Those areas designated for clusters of business and economic activities including, industrial and commercial uses such as warehousing, offices, retail, and light manufacturing.

Fish

Includes *Fish*, shell*Fish*, crustaceans, and marine animals, at all stages in their life cycles.

Fish Habitat

As defined in the *Fisheries Act*, c. F-14 means spawning grounds and nursery, rearing, food supply, and migration areas on which *Fish* depend directly or directly in order to carry out their life processes.

Home based Occupation

An occupation conducted from the owner’s principle residence, where the occupation is clearly secondary in nature to the residential use. Generally, such activities do not require a great deal of space, or outdoor storage, and can be accommodated with the dwelling unit.

Home based Industry

A use conducted from the owner’s principle residence, where the activities are clearly secondary in nature to the residential use. Such activities may require outdoor storage, and/or the use of accessory buildings.

Hydrologic Function

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water’s interaction with the environment including its relation to living things.



Individual On-site Sewage and Water Systems

Individual, autonomous sewage and water systems that are owned, operated and managed by the owner of the property upon which the system is located.

Quality and Quantity of Water

Is measured by indicators such as minimum base flow, depth of water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Significant

- a) in regard to *wetlands*, coastal *wetlands* and areas of natural and scientific interest, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to the habitat of *endangered species* and *threatened species*, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of *endangered species* or *threatened species*, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
- c) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- d) in regard to mineral potential, means an area identified as provincially *significant* through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially *significant* Mineral Potential Index;
- e) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site Alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.



Stable Slope

Based upon stability, or a slope's ability to remain intact and not move or slip over time, which is contingent upon a number of factors, including but not limited to the degree of slope, soils, vegetative cover and built structures. Given the potential risks to public safety and property damage, the determination of a stable slope shall be reviewed and approved by the Sault Ste. Marie Conservation Authority, the Ministry of Natural Resources, or qualified Professional where the Township has sole authority.

For slopes adjacent to watercourses, the identification of the top of the stable slope shall be in relation to the 100-year defined flood, the high water mark, or the regulated shoreline of Lake Superior, whichever is deemed applicable.

In terms of degree of slope, the following ratios generally apply:

For regular soils:

- A slope of not more than 3:1, that being 3 horizontal units for every 1 vertical unit.

For loose soils (sand and gravel)

- A slope of not more than 5:1, that being 5 horizontal units for every 1 vertical unit.

Threatened Species

A species that is listed or categorized as a "Threatened Specie" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Wayside Pits and Quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the abundance of water has caused the formation of hydric soils favouring the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marches, bogs and fens.



D 12 Site Specific Official Plan Amendments

The following table outlines site specific Amendments to the previous Official Plan that have been carried forward to this Official Plan.

Table 2 – Site Specific Official Plan Amendments

Official Plan Amendment #	Location	Details
2	Southwest ¼ of Section 30, in the Township of Prince known as Parcel # 1964 Algoma West Section, located on the shore of Lake Superior approximately ½ mile north of Gros Cap.	Notwithstanding the Rural Area Policies of the Official Plan, the subject property may be used to permit a single detached dwelling without frontage on a regularly maintained public road. Access shall be gained via a right-of-way.
4	North ½ of the north east ¼ of Section 31, Township of Prince located off the north Gros Cap Road which is an extension of Marshall Drive.	Notwithstanding the Rural Area Policies of the Official Plan, the subject property may be used to permit a single detached dwelling.
7	83 & 125 Ironside Drive	Notwithstanding Official Plan Policies relating the degree of variances required for lot frontages, the subject properties may be subdivided into 2 lots each. Frontage and lot area requirements are hereby reduced.
8	All of RP406, located on the south side of Highway 550 (Second Line West)	Notwithstanding the rural residential development policies pertaining to individual lot development, the subject property may be considered for dividing into a maximum of one new lot from each lot created by the original Registered Plan of Subdivision.
9	115 Gagnon Road	Notwithstanding the rural residential development policies pertaining to individual lot development, the subject property may be considered for one additional severance
14	683 Town Line	Notwithstanding the provisions of the Official Plan, the subject property may be used for the repair and sale of truck caps, and trailers.