

AMENDMENT NO. 2
TO THE OFFICIAL PLAN
OF THE COUNTY OF HALIBURTON

This amendment was adopted by the Corporation of the County of Haliburton by By-law No. 3323 in accordance with the Planning Act, R.S.O. 1990, Chapter P.13, as amended, on the 17th day of February, 2010.

Dave Burton, Warden

Tamara Wilbee, County Clerk

PART A - THE PREAMBLE contains an explanation of the purpose and basis for the amendment but does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No. 1 to the Official Plan of the County of Haliburton.

PART C - THE APPENDICES which are attached hereto do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The proposed amendment is a general amendment which will result in revisions to the policies in the County Official Plan to address matters identified by the community. The amendment will result in an Official Plan that is consistent with the Provincial Policy Statement.

LOCATION

This amendment applies to all of the County of Haliburton.

BASIS

County Council is responsible for adopting amendments to the County of Haliburton Official Plan, prior to requesting approval from the Ministry of Municipal Affairs and Housing. In addition, the County is the approval authority, under the *Planning Act*, for local Official Plans, local Official Plan Amendments, and plans of subdivision/condominium. County Council has also appointed a Land Division Committee which is the approval authority for severance applications.

The County Official Plan was approved by the Ministry of Municipal Affairs and Housing in 2006. In the late fall of 2008, at the request of the local municipalities, County Council agreed to proceed with an early review of the County Official Plan pursuant to the provisions of Section 26 of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Under the direction of a Steering Committee, comprised of members of County Council, information gathering and consultation began immediately.

County Council identified a process which would allow for public input and draft policies, prior to the legislated meetings. This followed a historical pattern of consultation at the County level over the last fifteen years.

Given the geographic expanse of the County, several modes of communication were used. In addition to personal contact, the County website was used extensively and updated regularly. All meetings were advertised for two consecutive weeks in five newspapers that each provided coverage to some portion of the County. Press releases were issued to the local radio stations advising of the process and upcoming meetings. Monthly progress reports were made to County Council. Electronic transmission of notices was provided to the various cottagers' associations through the Federation of Ontario Cottagers' Associations. Direct mail was used to also reach several parties who had expressed interest.

A pre-consultation meeting was held with the Ministry of Municipal Affairs and Housing and its one-window partners in March 2009; a facilitated workshop was held with local municipal staff and elected officials in May 2009 and a facilitated workshop was held with key stakeholders from the community in June 2009. An Open House to inform the public of the process was held in June 2009.

Based on this input, preliminary policies changes were identified and an Open House was held in August 2009 to provide the public with an opportunity to ask questions and gain an understanding of the issues identified and potential policy changes.

On September 26th, 2009, County Council held a special meeting to formally commence the process. The preliminary policies were refined and a final draft was prepared for public comment. An Open House was held on January 16th, 2010 followed by the Public Meeting which was held on January 27th, 2010.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text, constitutes Amendment No. 2 to the Official Plan of the County of Haliburton.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Haliburton is amended as follows;

A. TABLE OF CONTENTS

1. Insert a Table of Contents at the beginning of the revised Official Plan, which includes the headings identified in the body of the Official Plan.

B. Section 1. INTRODUCTION

1. BACKGROUND

- a) Renumber "1.2 BACKGROUND" as "1.1 BACKGROUND".
- b) Add the following after the words "County of Haliburton" in the first sentence: "as amended."
- c) Add the following new paragraph between paragraphs 1 and 2:

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

- d) Delete the sentence "This official plan arises from that recommendation" in the third paragraph and replace it with:

The first version of the official plan (approved with modifications by the Ministry of Municipal Affairs and Housing March 14, 2006) arose from that recommendation.

- e) Add the following paragraph between paragraph 3 and the final paragraph:

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

2. Renumber "1.3 HOW THE PLAN WORKS" as "1.2 HOW THE PLAN WORKS".

- a) Replace the sixth paragraph with the following:

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

- b) Replace the seventh paragraph with the following:

The County of Haliburton Official Plan has been developed and reviewed taking into consideration provincial policies as outlined in the 2005 Provincial Policy Statement¹ and is therefore considered to be consistent with provincial policies and plans.

- c) Replace the existing footnote 1 with the following:

The 2005 Provincial Policy Statement (PPS) outlines provincial planning policies that municipal plans must be consistent with. The PPS is administered by the Ministry of Municipal Affairs and Housing.

3. Delete “Section 1.4 SMART GROWTH” in its entirety and replace with the following:

1.3 LAND USE OBJECTIVES

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

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

4. Renumber “1.5 PLANNING PERIOD AND OFFICIAL PLAN REVISION” as “1.4 PLANNING PERIOD AND OFFICIAL PLAN REVISION”.

- a) Delete the text “Further, not less than every five years,” in the third paragraph of renumbered Section 1. 4 (Planning Period and Official Plan Revision) and replace it with:

The Planning Act requires planning authorities to update their official plans every five years to ensure that current provincial and local priorities are reflected in the policies. As such, the County of Haliburton Official Plan and local official plans will be revised every five years.

C. Section 2. POLICY FRAMEWORK

1. In the first paragraph delete the last sentence.
2. Section 2.1 ENVIRONMENT

- a) Replace the last sentence in Section 2.1.1 (Introduction) with:

This Plan outlines approaches based on watersheds, lake capacities and fluctuating water levels within its control and recognizes the control by the Federal and

Provincial governments on the Trent-Severn water system and their reservoir lakes. The approaches and remedial actions will be designed to sustain and improve environmental quality and ecological function.

b) Replace Policy 2.1.3.1 with the following:

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

2.1.3.1.1 Local official plans shall not permit development and site alterations within the habitat of provincially identified endangered and threatened species and significant wetlands.

2.1.3.1.2 Local official plans shall not permit development and site alterations within the habitat of provincially identified significant wildlife habitat and Areas of Natural and Scientific Interest (ANSI's) unless it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts on the natural features or their ecological functions.

2.1.3.2 Local official plans will identify areas of locally significant natural heritage lands including wetlands, wildlife habitat, fish habitat, the habitat of endangered and threatened species and areas of natural and scientific interest.

2.1.3.2.1 Locally significant areas will be protected from incompatible development and local official plans will set appropriate development standards.

2.1.3.2.2 Local official plans shall not permit development and site alteration in significant fish habitat except in accordance with provincial and federal requirements.

c) Add the following new policies after the new Policy 2.1.3.2.2:

2.1.3.3 Development and site alteration may be permitted on lands adjacent to natural heritage features in section 2.1.3.1 in accordance with policies of the local official plans and Provincial policy, provided that there will be no negative impacts on the natural features or on their ecological functions. The ecological function of the adjacent land must be evaluated and it must be demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts. Existing known provincially significant natural features are shown on the Environmental Resource Map.

2.1.3.4 Not all potentially significant natural heritage features have been identified within the County. A site-specific evaluation (Site Evaluation Report) should be undertaken prior to planning approvals to determine the location of natural heritage areas and features and their ecological functions under any of the following circumstances:

- Adjacent to watercourses, rivers, and lakes unless recent information exists at the County or local level of government;*
- In wetlands;*

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

2.1.3.5 *The County of Haliburton, Ministry of Natural Resources and Ducks Unlimited have undertaken an extensive mapping project to clarify the boundary of wetlands. Approval authorities shall use this mapping as a screening tool when reviewing development applications. Screening will be undertaken as follows:*

- a. Where a development proposal will extend into an area identified on the County wetland mapping, the applicant shall undertake a site assessment to accurately delineate the wetland boundaries. If the proposed development is determined to occur within the wetland then the applicant will undertake an Environmental Impact Study demonstrating that there will be no negative impacts to the wetland feature or its ecological function.*
- b. Where a development proposal is located within the adjacent lands to a wetland, as set out in the local official plans and Provincial policy, the applicant shall undertake a scoped Environmental Impact Study demonstrating that there will be no negative impacts to the wetland feature or its ecological function.*

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

2.1.3.6 *An Environmental Impact Study, required for features identified in 2.1.3.1, will include the following, or as scoped by the local municipality or approval authority:*

- *a description of the proposal and statement of rationale for the undertaking;*
- *a description of the existing land use(s) on site and adjacent lands;*
- *a description of the topographical features and landforms;*
- *the land use designation on site and adjacent lands, as identified by the County and local official plans;*
- *a description of alternative development proposals for the site as well as the environmental impacts of the alternatives;*
- *a comprehensive description of the proposal including its direct and indirect effect on the environment and considering both the advantages and disadvantages of the proposal;*
- *an identification of environmental constraint areas;*
- *an environmental inventory of the area under development consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, fish, surface waters, hydro-geological features);*
- *a statement of environmental and ecological significance of the area affected by the proposed development;*
- *a statement on the ecological functions of the natural features;*
- *identification of Species At Risk through identified records and field inventories and potential impacts on habitat;*
- *a statement on how the development will contribute to the preservation and enhancement of the natural areas;*
- *a detailed description of mitigating effects;*

- a recommendation on buffer or setback distances for building envelopes, respecting local official plans and zoning bylaws;
- any additional information requested by the local municipality;
- where applicable, an assessment of options for servicing the development with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options.

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

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

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

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

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

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

- A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;*
- A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development, or waterfront*

landings;

- c. *A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is the lesser, for marinas.*

The maintenance of shoreline vegetation is beneficial to:

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

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

- d) *Re-number Policy “2.1.3.2” as “2.1.3.10” and add the following paragraph at the end:
It is recognized that there are Federal, Provincial, municipal and First Nation agencies that have responsibility for managing storage, flows and allocation of the water in the Trent-Severn Waterway. The County will work with those bodies to implement the Report of the Panel on the Future of the Trent-Severn Waterway.*

- e) *Replace Policies 2.1.3.3 and 2.1.3.4 with the following:*

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

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

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

- a. *an institutional use associated with hospitals, nursing homes, pre-school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works or erosion;*

- b. *an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures or protection works or erosion; and*
 - c. *uses associated with the disposal, manufacture, treatment or storage of hazardous substances.*
- f) Renumber Policy “2.1.3.5” as “2.1.3.12”.
- g) Renumber Policy “2.1.3.6” as 2.1.3.13”.
- h) Renumber Policy “2.1.3.6.1” as 2.1.3.13.1”.
- i) Delete the words “Environmental Impact Study (EIS)” in renumbered Section 2.1.3.13.1(iv) with the text: “*Lake Impact Assessment*”.
- j) In renumbered Section 2.1.3.13.1(vi), insert the text “, *includes appropriate stormwater management design,*” between “lower tier Official Plan” and “and it does not involve”.
- k) Add the following new bullet at the end of renumbered Section 2.1.3.13.1:
 - vii) *Where the local municipality has in place tools such as a site alteration by-law, site plan control and a tree-cutting by-law under the Municipal Act and where a site specific soils investigation, prepared by a qualified professional, demonstrates that phosphorous can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment. A tree cutting by-law in place at the County of Haliburton will be considered as sufficient to meet the local municipal requirement. However, in the absence of a tree cutting by-law at the County, a by-law must be in place at the local municipality.*
- l) Renumber Policy “2.1.3.6.2” as 2.1.3.13.2”.
- m) Renumber Policy “2.1.3.6.3” as 2.1.3.13.3”.
- n) Add the following new policy after new Policy 2.1.3.13.3:

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

3. Section 2.2 RESOURCES

- a) Add the following after the second sentence in Section 2.2.1 (Introduction):

The County of Haliburton is designated under the Aggregate Resources Act; all extraction and processing operations shall comply with the Aggregate Resources Act.

- b) Replace the first sentence in Policy 2.2.3.1 with the following:

County and local governments will compile an inventory of operating and potential mineral aggregate resources using information supplied by local pit and quarry operators, the Ministry of Natural Resources and Aggregate Resource Inventory Papers published by the Ministry of Northern Development, Mines and Forestry.

- c) Replace Policy 2.2.3.2 with the following:

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

- d) Replace “sand, gravel and natural stone deposits” with “*mineral aggregate resources*” in Policy 2.2.3.3

- e) Replace the first sentence in Policy 2.2.3.5 with the following:

2.2.3.5 The County of Haliburton contains many unique minerals. Mineral deposits and mining operations will be protected for future use.

- f) Delete Policy 2.2.3.6 in its entirety and replace with the following:

2.2.3.6 Sites of previous mining activity or previous mineral aggregate extraction within Haliburton County may present hazards to public health and safety. Local official plans should identify and designate these sites. Development within 1000 metres of such sites will be permitted only if it is proven that the hazard does not affect the development property or has been successfully remediated where the hazard is on the property. Remediation must be completed to the satisfaction of the Ministry of Natural Resources if the hazard resulted from aggregate extraction or of the Ministry of Northern Development, Mines and Forestry if the hazard resulted from mining activity.

- g) Add the following new policy after Policy 2.2.3.6:

2.2.3.7 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted subject to rehabilitation measures being undertaken or completed that

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

- h) Renumber Policy “2.2.3.7” as “2.2.3.8”.
- i) Renumber Policy “2.2.3.8” as “2.2.3.9”.
- j) Renumber Policy “2.2.3.9” as “2.2.3.10”.
- k) Renumber Policy “2.2.3.10” as “2.2.3.11”.
- l) Renumber Policy “2.2.3.11” as “2.2.3.12”.
- m) Renumber Policy “2.2.3.12” as “2.2.3.13”.
- n) Add the following after the first sentence in renumbered Policy 2.2.3.13:

The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities.

4. Section 2.3 SETTLEMENT PATTERNS

- a) Insert the text “*and rivers*” after the words “many lakes” in the first sentence of Section 2.3.1 (Introduction) 3. Lakefront Communities
- b) Delete the last paragraph in Section 2.3.1 (Introduction).
- c) Add the following new sections after Section 2.3.1 (Introduction):

2.3.2 Settlement Areas

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

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

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

The County of Haliburton promotes the concentration of growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Local official plans should designate Settlement Areas to ensure that sufficient lands are available at the municipal level to accommodate current needs and expected population growth, all while encouraging intensification in existing built-up areas. Efficient development patterns will be encouraged in

Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. A mix of housing, employment, parks, open spaces, and transportation options will be promoted. These land use patterns ultimately provide for the long-term financial well-being of the Province and municipalities and minimize the undesirable effects of development, including impacts on air, water and other resources.

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

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

Moderate growth is anticipated over the next 20 years. Most of this growth will occur within Urban Serviced Areas, Urban Unserviced Areas and Lakefront Communities, with only a minor amount of Dispersed Development. The existing municipal structure can accommodate the expected growth.

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

2.3.3 Intensification Targets

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

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

The opportunities will be used to establish targets at the local municipality that, in the opinion of the local municipal Council, ensure intensification and

redevelopment are pursued. These intensification targets may be established in consultation with the County.

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

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

- c) Renumber Section “2.3.2” as “2.3.4”.
- d) Renumber Section “2.3.3” as “2.3.5”.
- e) Renumber Policy “2.3.3.1” as “2.3.5.1” and add the following text:

Local municipalities will work with the County to coordinate infrastructure and public service facilities and will ensure that such facilities are strategically located to support the effective and efficient delivery of emergency services. Both the County and local municipalities will monitor new technologies, such as broadband, that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that the County provides optimal services in a timely and efficient manner.

- f) Add the following new policies after renumbered Policy 2.3.5.1:

2.3.5.2 Infrastructure and public service facilities should be provided in an efficient and cost-effective manner to accommodate existing and projected needs. Optimization of existing infrastructure and public service facilities should be given consideration first, wherever possible, rather than the provision of new infrastructure and public service facilities.

2.3.5.3 Land use patterns and development should promote energy efficiency, improved air quality, and allow for compact development that is designed in such a way to support and encourage active transportation as well as the establishment of future transit. Development will allow for a mix of employment and residential to provide the opportunity for shortened commute times.

2.3.5.4 The County supports the use of alternative or renewable energy systems to meet current and future energy needs. Alternative and renewable energy

systems will be permitted in each settlement pattern type in accordance with provincial and federal requirements.

- g) Renumber Policy “2.3.3.2” as “2.3.5.5” and add the following paragraph:

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

- h) Renumber Policy “2.3.3.3” as “2.3.5.6”.

- i) Renumber Policy “2.3.3.4” as “2.3.5.7”.

- j) Renumber Policy “2.3.3.5” as “2.3.5.8”.

- k) Renumber Policy “2.3.3.6” as “2.3.5.9”.

- l) Renumber Policy “2.3.3.7” as “2.3.5.10”.

- m) Renumber Policy “2.3.3.8” as “2.3.5.11”.

- n) Renumber Policy “2.3.3.9” as “2.3.5.12”.

- o) Renumber Policy “2.3.3.10” as “2.3.5.13”.

- p) Renumber Policy “2.3.3.11” as “2.3.5.14”.

- q) Renumber Policy “2.3.3.12” as “2.3.5.15”.

- r) Renumber and replace Policy 2.3.3.13 with the following:

2.3.5.16 Council shall encourage the preparation of Community Improvement Plans and associated policies and programs at the local level to encourage redevelopment, and will direct municipalities to maintain the well-being of urban downtown areas and main streets and plan to meet the needs of pedestrians. Community improvement initiatives include construction, energy efficiency, accessibility, affordable housing and the cleanup of brownfield lands and/or buildings. Local official plans should designate, as part of an appendix or map, Community Improvement Project Areas to identify areas to which Community Improvement Plan policies apply. Opportunities for intensification and redevelopment will be promoted in these areas.

- s) Renumber Policy “2.3.3.14” as “2.3.5.17”.

- t) Renumber Policy “2.3.3.15” as “2.3.5.18”.

- u) Add the following new policy after new Policy 2.3.5.18:

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

5. Section 2.4 GENERAL POLICIES

- a) Insert the heading “**Contaminated Sites**” before Policy 2.4.2.1
- b) Insert the heading “**Heritage Resources**” before Policy 2.4.2.2
- c) Delete the following text from Policy 2.4.2.2:

Development on archaeological sites may be permitted following appropriate studies and preservation of archaeological remains. Where archaeological resources must be preserved on-site only development and site alterations which maintain the heritage integrity of the site will be permitted.

- d) Add the following new policies after Policy 2.4.2.2:

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

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

2.4.2.4 Local municipalities are encouraged to include archaeology policies in the local official plan.

2.4.2.5 Development proposed on or adjacent to a protected heritage property is only permitted if a heritage impact assessment has been completed and it has been shown that the heritage attributes of the heritage property have been conserved.

2.4.2.6 The County of Haliburton is committed to protecting identified cultural heritage resources within its ownership and whenever it undertakes public works projects.

2.4.2.7 The County of Haliburton supports heritage conservation efforts and heritage designations identified by the local municipality.

2.4.2.8 Local municipalities are encouraged to include cultural heritage policies in their official plans and to identify heritage resources, under the Ontario Heritage Act.

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

- e) Insert the heading “**Waste Management**” before Policy 2.4.2.3 .
- f) Renumber Policy “2.4.2.3” as “2.4.2.10”.
- g) Insert the heading “**Transportation**” before Policy 2.4.2.4.
- h) Renumber Policy “2.4.2.4” as “2.4.2.11”.
- i) Add the following new policy after renumbered Policy 2.4.2.11:

2.4.2.12 *In addition to all the applicable municipal requirements, all proposed development located in the vicinity of a Provincial highway within the Ministry of Transportation (MTO) permit control area will be subject to the Public Transportation and Highway Improvement Act (PTHIA), and will also be subject to MTO approval. MTO approval is required prior to the issuance of a building or land use permit. Any new areas in the County identified for future development that are located adjacent to or in the vicinity of a Provincial highway and/or interchange within MTO’s permit control area under the PTHIA will be subject to MTO’s access management policies, standards and requirements. Direct access to a provincial highway will be discouraged and often prohibited, and new development will be encouraged to use local and service roads. Local official plans will be encouraged to include MTO access management practices and principles in their Official Plan to achieve their development objectives adjacent to and in the vicinity of MTO Provincial highways. All Provincial highways shall be shown on all land use schedules in the County and local official plans, and identified accordingly in the legend.*

- j) Renumber Policy “2.4.2.5” as “2.4.2.13”.
- k) Renumber Policy “2.4.2.6” as “2.4.2.14”.
- l) Add the following new policies and headings after renumbered Policy 2.4.2.14:

2.4.2.15 *A Cycling Master Plan (July 2008), completed by the Haliburton Highlands Cycling Coalition, sets out a 20-year vision for promoting safe and enjoyable cycling in Haliburton County. The local official plans are encouraged to have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations made in the Cycling Master Plan, where economically feasible. This is particularly important given the cross boundary nature of cycling routes in the County which connect various municipalities.*

2.4.2.16 *The County will have regard for the objectives identified in the Cycling Master Plan and promote the implementation of the recommendations on County roads, taking into consideration economic feasibility and land ownership of the road allowance.*

2.4.2.17 *The County recognizes that there is a municipal airport(s) within the County. Appropriate buffers should be provided between airports and sensitive land uses to prevent adverse impacts relating to noise, odour, etc.. Airport operations will be protected from encroachment that may impede airport operations.*

Economic Development

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

Accessibility

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

m) Insert the heading "Other Information or Material" before Policy 2.4.2.7.

n) Renumber Policy "2.4.2.7" as "2.4.2.20".

o) Insert the heading "Preconsultation" before Policy 2.4.2.8.

p) Renumber and replace Policy 2.4.2.8 with the following:

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

q) Renumber and replace Policy 2.4.2.9 with the following:

2.4.2.22 *The County is the approval authority for severances and plans of*

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

D. Section 3. IMPLEMENTATION

- a) Replace Section 3.2 Community Groups with the following text:

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

- b) Add the following text at the end of Section 3.6 Inter-Municipal Issues:

The County will undertake the following in consultation with lower-tier municipalities:

- a. *identify and allocate population, housing and employment projections for lower-tier municipalities;*
- b. *identify areas where growth will be directed, and;*
- c. *identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before the expansion of settlement area boundaries is permitted, as well as minimum targets that should be met for areas adjacent or in proximity to existing or proposed transit corridors.*

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

- c) Replace the text “2.4.2.9” with “2.4.2.22” in the last bullet in Section 3.8.1.1.

- d) Add the following new sections after Section 3.8.1.2:

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

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

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

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

e) Insert the number 3.8.4.1 at the beginning of the text in Section 3.8.4.

f) Replace the bullet vii) in Section 3.8.4.1 with the following text:

vii) A copy of the local municipality's written preconsultation comments;

g) Replace the text "2.4.2.9" with "2.4.2.22" in the last bullet in Section 3.8.4.1.

h) Add the following new section after Section 3.8.4.1:

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

- i. The hydrogeological setting and terrain;*
- ii. The adequacy and sustainability of proposed water supplies;*
- iii. The adequacy and sustainability of proposed septic disposal systems;*
- and*
- iv. The impact on privately owned water well supplies and septic disposal systems.*

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

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

i) Replace the text "2.4.2.9" with "2.4.2.22" in the last bullet in Section 3.8.5.1.

j) Add the following new bullet at the end of Section 3.8.5.1:

xiii) A copy of the local municipality's preconsultation comments.

k) Add the following new section after Section 3.8.5.2:

3.8.6 Complete Applications

3.8.6.1 *Local municipalities can require additional information or material as part of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, or Severance where there are*

policies in place in the local official plans related to this material.

E. Section 4. CONCLUSION

- a) Replace the text “It is the County’s first Official Plan and has” with “*The County’s first Official Plan and subsequent update have*” in the last sentence of the first paragraph.
- b) Replace the word “develop” with “*update*” in the last sentence.
- c) Delete the following text in the last sentence “and the County will hold an annual meeting to discuss the Official Plan and seek guidance on its relevance and implementation.”

E. APPENDIX “A” IMPLEMENTATION PROJECTS

- a) Replace the existing list of implementation projects with the following list:
 - *quality assurance program for septic tanks*
 - *common policies for rural and lakefront development*
 - *sustainable forestry plans*
 - *waste management strategy*
 - *approach to lake capacity studies*
 - *information system for monitoring and evaluation*
 - *standards for construction and maintenance of private roads*
 - *common policies for areas not included in source protection plans*
 - *population, housing and employment projections/allocations*

PART C - THE APPENDICES

The following appendices do not constitute a part of Amendment No. 1 to the Official Plan of the County of Haliburton but are included as information supporting the document.

APPENDIX I - Notice of Public Meeting

APPENDIX II - Public Participation