



OFFICIAL PLAN

COCHRANE AND SUBURBAN PLANNING AREA



MINISTERIAL APPROVAL April 30th, 2014

CONSOLIDATION December 10th, 2018

FOTENN PLANNING &
URBAN DESIGN





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THE CORPORATION OF THE TOWN OF COCHRANE

BY-LAW NUMBER 984-2013

BEING A BY-LAW TO AMEND BY-LAW NUMBER 967-2013 BEING THE OFFICIAL PLAN FOR THE CORPORATION OF THE TOWN OF COCHRANE

WHEREAS the Town of Cochrane adopted its Official Plan on September 10, 2013 by By-law 967-2013;

AND WHEREAS By-law Number 967-2013 (1) (a) referenced "May 2012" be replaced by "May 2013";

AND WHEREAS the Minister of Municipal Affairs and Housing will review the Town of Cochrane Official Plan and make changes to the Official Plan as required;

NOW THEREFORE the Council of the Town of Cochrane hereby requests that MMAH modify the adopted Plan to:

1. Add the following policy to Section 3.4:

Policy 6: "Council will work co-operatively with Taykwa Tagamou Nation in promoting and planning for social services and affordable housing."

2. Add the following text to Section 6.1 at the end of the fourth paragraph, after "For example, proposals near known nesting sites will be referred to the Ministry of Natural Resources."

"In all cases, proponents should consult with Taykwa Tagamou Nation to determine potential impacts on resources, utilization, First Nation interests and other cultural values and discuss mitigation strategies. Consultation with Taykwa Tagamou Nation should occur prior to any development approvals, site alteration or development."

3. Add the following wording to Section 6.2, second bullet after "Cultural heritage landscape: means a defined geographical area...industrial complexes of cultural heritage value."

"Cultural Heritage sites include built heritage resources and cultural heritage landscapes that relate to the presence of First Nations."

4. Add a new subpolicy 7 to Section 6.2.1 to read,

"Applicants and Council shall consult First Nations where cultural heritage resources involve First Nations heritage sites or burial grounds that have been identified by the Province and the Town at the time this Official Plan was adopted. The applicant and/or Council shall seek the First Nation's advice on the manner in which these resources and features are to be dealt with"

5. Add a new subpolicy (6) to Section 6.2.2 after Policy 5 and renumber subsequent subpolicies thereafter:

"Applicants and Council shall consult First Nations where cultural heritage resources involve First Nations heritage sites or burial grounds that have been identified by the Province and the Town at the time this Official Plan was adopted. The applicant and/or Council shall seek the First Nation's advice on the manner in which these resources and features are to be dealt with."

READ a first and second time this 24th day of September, 2013.



MAYOR



CLERK

READ a third and final time this 24th day of September, 2013.



MAYOR



CLERK

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Telephone: 705 564-0120
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**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
du Nord (Sudbury)
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November 19, 2018

By E-mail and Regular Mail

Jean-Pierre Ouellette
CAO/Director of Economic Development
Town of Cochrane
171 Fourth Avenue
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Cochrane ON P0L 1C0
Email: jp.ouellette@cochraneontario.com

Dear Mr. Ouellette,

**Re : Approval of Official Plan Amendment No. 2 for the Cochrane & Suburban
Planning Area Official Plan
MMAH File No.: 56-OP-173386-002**

This is to advise you of the approval of Official Plan Amendment No. 2 to the Official Plan for the Cochrane & Suburban Planning Area. Copies of the Notice of Decision and Decision are attached for your information and use.

The last date of appeal to the decision on this planning application is **December 9, 2018**. After the appeal period has expired, and provided no appeals to the decision have been received, we will forward a duplicate copy of the approved Official Plan Amendment No. 2. We are also required under the Environmental Bill of Rights (EBR) to post the Decision, with the last date of appeal, on the Environmental Bill of Rights Registry for additional public information. The posting of the Decision on the Registry coincides with the Notice of Decision date. The EBR number is 013-3634.

Should you have any questions or concerns, please contact David Welwood, Planner at 1-800-461-1193, ext. 46855 or david.welwood@ontario.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Kaufman', with a long horizontal flourish extending to the right.

Wendy Kaufman, MCIP, RPP
Manager, Community Planning and Development
Municipal Services Office – North (Sudbury)

Encl.: Decision and Notice of Decision

Cc: Cochrane & Suburban Planning Board, Richard Vallée (e-mail and regular mail)

File No.: 56-OP-173386-002
Planning Board: Cochrane & Suburban Planning Board
Subject Lands: Town of Cochrane

Date of Decision: November 15, 2018
Date of Notice: November 19, 2018
Last Date of Appeal: December 9, 2018

NOTICE OF DECISION
With respect to an Official Plan Amendment
Section 17(35) and Section 21 of the Planning Act

A decision was made on the date noted above to approve Official Plan Amendment No. 2 (OPA 2) for the Cochrane & Suburban Planning Area as adopted by the Town of Cochrane By-law No. 1301-2018.

Purpose and Effect of the Official Plan Amendment

The purpose of OPA 2 is to amend Section 11.6 (Site Plan Control) of the Official Plan for the Town of Cochrane & Suburban Planning Board in order to provide that site plan control can be used to regulate institutional uses as well as to amend Section 12.4 (Committee of Adjustment) of the official plan to describe matters related to the Town's Fence By-law that will be dealt with by the Committee of Adjustment instead of Council.

When and How to File An Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Area Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council, or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Cochrane & Suburban Planning Board.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office – North (Sudbury)
159 Cedar Street, Suite 401,
Sudbury ON P3E 6A5

Submit notice of appeal to the attention of David Welwood, Planner, Municipal Services Office – North

Tel: (705) 564-6855 or 1-800-461-1193 x. 46855

DECISION

With respect to Official Plan Amendment No. 2 to the
Cochrane & Suburban Planning Area Official Plan
Subsection 17(34) and 21 of the Planning Act

I hereby approve Amendment #2 to the Official Plan of the Cochrane & Suburban Planning Board adopted by By-law No. 1301-2018 of the Corporation of the Town of Cochrane.

Dated at Sudbury this 15th day of November, 2018.



Lynn Buckham
Regional Director
Municipal Services Office - North
Ministry of Municipal Affairs and Housing

THE CORPORATION OF THE TOWN OF COCHRANE

BY-LAW NUMBER 1301-2018

BEING A BY-LAW TO AMEND THE OFFICIAL PLAN FOR
THE COCHRANE AND SUBURBAN PLANNING AREA,
BY-LAW NUMBER 984-2013, AS AMENDED

WHEREAS the Council of the Municipality passed By-law No. 984-2013;

WHEREAS Council has amended By-law No. 984-2013 from time to time; and

WHEREAS it is deemed advisable and expedient to further amend By-law No. 984-2013;

WHEREAS Council has reviewed the Official Plan; and

WHEREAS Council wishes to make changes to Section 11 – Implementation; and

WHEREAS Council wishes to make changes to Section 12 – Administration.

NOW THEREFORE, the Council of the Municipality, in accordance with the provisions of the *Planning Act, RSO 1990*, as amended hereby enacts as follows:

1. **THAT** Section 11.6 Site Plan Control By-law, Subsection 3 shall be amended to add a new Subsection (e) to add "*institutional uses*" to the list of development that may be subject to a site plan control by-law.
2. **THAT** Section 11.6 Site Plan Control By-law, Subsection 4(f) shall be deleted to remove "*institutional uses*" as exempt from site plan control, and all subsequent sections will be renumbered.
3. **THAT** Section 12.4 Committee of Adjustment shall be amended to add the following text directly after "in accordance with the provisions of the *Planning Act*":
"and to make decisions on matters related to the Fence By-law."
4. **THAT** this By-law shall come into force and effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
5. **THAT** The Municipality's Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this By-law, in accordance with the *Planning Act*.

READ a first and second time this 17th day of April, 2018.

MAYOR

CLERK

READ a third time and finally passed this 17th day of April, 2018.

MAYOR

CLERK

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1 BACKGROUND TO THE OFFICIAL PLAN

1.1 THE COCHRANE & SUBURBAN PLANNING AREA

The Town of Cochrane was restructured on January 1, 2000 through the amalgamation of the Town of Cochrane, the Township of Glackmeyer, and the unincorporated Township of Lamarche. The Town of Cochrane is located in the Cochrane and Suburban Planning Area (the “Planning Area”). The Planning Area is also comprised of lands in parts of the following unincorporated townships:

- Township of Fournier lying east of the Frederick House River;
- Township of Brower lying west of the Abitibi River;
- Township of Kennedy lying west of the Abitibi River; and
- Township of Hanna including registered Plan M-57 Cochrane, Plan M-234 Cochrane, and Summer Resort Location MM.18.

Council and the Cochrane and Suburban Planning Board (the “Planning Board”) have undertaken the preparation of a new Official Plan for the Cochrane and Suburban Planning Area. Once in effect, this Official Plan will replace the Official Plan for the Town of Cochrane and Suburban Planning Area that received approval of the Ministry of Municipal Affairs and Housing in 2008.

1.2 RATIONALE FOR THE OFFICIAL PLAN UPDATE

Good planning leads to orderly growth and the efficient provision of services. The Official Plan will balance the interests of individual property owners with the wider interests and objectives of the Town and Suburban Planning Area. The objective of the Official Plan is to produce a practical Official Plan that will provide relevant policies necessary to accomplish the goals of Council and Planning Board. The Official Plan "shall be consistent with" the Provincial Policy Statement and policy statements issued under the *Planning Act*. Provincial Policy Statements focus on managing and directing land use to achieve efficient development and land use patterns; and, long term economic prosperity; the protection of resources for long term use; and, public health and safety. Appropriate policies have been developed that are consistent with community needs.

Flexibility has been built into the Official Plan in order to give Council and the Planning Board scope for interpretation when making decisions on land use matters, provided the general intent and purpose of the Plan is maintained.

The Official Plan will provide a decision-making framework for land use and development in the Cochrane and Suburban Planning Area to the year 2032. In keeping with Provincial legislation, this Plan is being updated on a five year review schedule.

2 INTRODUCTION TO THE PLAN

2.1 TITLE OF THE PLAN

This Plan may be cited as the "Official Plan for the Cochrane and Suburban Planning Area".

2.2 APPLICATION

This Plan applies to all lands within the limits of the Cochrane and Suburban Planning Area.

2.3 PURPOSE OF THE OFFICIAL PLAN

The purpose of the Official Plan is to establish practical objectives and policies to guide future physical development in the Cochrane and Suburban Planning Area, while being consistent with relevant social, economic and environmental matters. The Official Plan will guide all planning decisions in the Planning Area, with the exception of the management of Crown Lands. All public works undertaken in the municipality and all by-laws passed by Council must conform to the Official Plan. The approved Official Plan will provide a basis for the Town's Zoning By-law in the Cochrane and Suburban Planning Area. In accordance with the requirements of the *Planning Act*, the Official Plan will be reviewed every five (5) years and may be amended by the Town to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will conform to the Official Plan and will be updated within three years of each Official Plan review.

2.4 CONTENTS OF PLAN

The text of the Official Plan, together with Schedule A - Cochrane Urban Land Use Plan, Schedule B - Cochrane Rural Land Use Plan, and Schedule C - Natural Heritage and Development Constraints constitute the Official Plan for the Cochrane and Suburban Planning Area.

2.5 PLANNING PERIOD

This Plan is intended to guide the future development of the Cochrane and Suburban Planning Area to the year 2032.

2.6 BASIS AND EXPLANATION OF THE OFFICIAL PLAN

The policies of the Official Plan are based on the following assumptions:

1. The prime function of Cochrane is as a service centre for a wide tributary area in Northeastern Ontario and as a junction and distribution point for road, rail and air transport, with connections to James Bay, Québec, the south and west. The economic base of the area served is one of resource exploration and mining, forest products harvesting and processing, farming and government services. The Town also provides business services for residents of

the community and surrounding area and the travelling public. Tourism is also a significant economic activity in the Planning Area.

2. The longer-term prospects for Cochrane and the Planning Area are promising. The local and regional economy will be supported by the resurgence of gold mining activity in the region. Specifically, the Detour Lake Project, located approximately 185 km northeast of Cochrane, is anticipated to have a considerable impact on population and employment over the next 5-10 years. Once gold production commences (anticipated in early 2013), Detour Lake will be among the largest gold operations in North America.
3. The Plan encourages new growth and development in the Planning Area. It is the intent of this Plan that sufficient land is designated for development in order to expand and diversify the local economy and to attract new industry and commerce and the expansion of existing industrial and commercial uses. Resource development, tourism, recreation, institutional and residential development is also encouraged. Growth in the urban area will focus on intensification and redevelopment of existing areas, and if necessary, designated growth areas, to ensure an efficient, compact and economically viable urban area and promote land use patterns which protect the rural character of the surrounding area.
4. The design population of **7,400** has been adopted for the Plan in order to reflect the direct and indirect growth effects associated with anticipated economic development opportunities in the region, particularly those associated with gold exploration and mining. This represents an anticipated **increase of 1,760 persons** (1.3% annual growth) over the Planning Area population of **5,640**, as recorded in the 2011 Census. It is acknowledged that mining and other resource activities are cyclical; therefore monitoring of the actual growth patterns over the time horizon of this plan will be essential.
5. During the planning horizon, the employment base is also expected to grow to **3,640 jobs** from a base of **2,595 jobs**. This represents an increase of **955 jobs** across all sectors.
6. The character of the Planning Area is not expected to change significantly during the period of this Plan. However, it is recognized that new gold mining opportunities in the region are likely to spur new housing and employment growth in Cochrane, particularly in the short to medium term as the mine operations get underway.
7. The focus of urban growth in the Planning Area is expected to take place within the Cochrane Settlement Area where an adequate level of public services are currently available or can be provided at reasonable cost. Details of the Cochrane Settlement Area are found in Section 4.1 of this Plan.
8. Development in the rural area will be primarily related to tourism, agriculture and the natural resources in the area, as well as other uses that are appropriate in a rural location. Urban growth beyond the Cochrane Settlement Area will be generally discouraged although a limited amount must be recognized for those who wish for a rural lifestyle. In unorganized

territory, the focus of development activities will be resource activities and resource-based recreational activities.

9. All land needed for growth within the Cochrane Settlement Area is planned for servicing with municipal water supply, sewage disposal and storm drainage. The Plan establishes the areas for development on the basis of the availability of services.
10. Municipal water and sewer services in the Cochrane Settlement Area have sufficient uncommitted reserve capacity of both sewage and water treatment facilities to accommodate any growth that is anticipated to take place during the planning period. Development outside the Cochrane Settlement Area will be serviced by means of private individual sewage systems and water supplies.
11. The Plan recognizes Provincial Highway 11 as a major highway in the Cochrane Planning Area which contributes to the economic vitality of the Planning Area and provides for the efficient movement of people and goods in the community.
12. The Plan is also based on the need to improve the levels of physical and social amenity as part of the general objective of improving the attractiveness of the Town. This implies an orderly arrangement of community facilities and services, an upgrading of the visual amenity and urban fabric of the Town, and the prevention of further scattered, poorly serviced and unsightly development. A principal aim of the Plan therefore is the organization of a rational land use pattern and to guide development accordingly.
13. The text of the Plan is set out in explanatory paragraphs and numbered policy statements. The explanatory paragraphs provide context for interpreting and applying the policy statements, which embody the essentials of the Plan that will govern through the authority of the *Planning Act*. Decisions made in relation to this Plan should consider both the explanatory paragraphs and the specific policy statements.
14. The Plan is based on detailed investigations of physical, social, demographic and economic conditions in Cochrane. The substance of these investigations is contained in two reports: a Growth Analysis Report by Watson & Associates Economists Ltd., and a Background Report by FOTENN Consultants Inc. These reports should be used as reference materials for understanding the policies of the Official Plan.
15. The Cochrane and Suburban Planning Board is responsible for the administration and implementation of the planning policies applicable to the areas without municipal organization.
16. The *Planning Act* and the Provincial Policy Statement guide development of local Official Plans. The policies in this Plan confirm the manner in which provincial policy shall apply to the Cochrane and Suburban Planning Area.

17. The Growth Plan for Northern Ontario (2011) is an economic development plan, an infrastructure investment plan, a labour market plan, and a land-use plan which is intended to guide decision-making in Northern Ontario for the next 25 years. The Official Plan responds to the Growth Plan by:
- a. Designating areas for local economic opportunities and housing;
 - b. Supporting small businesses through provisions for home based businesses and home industries;
 - c. Providing for roads and community infrastructure to help the community function effectively;
 - d. Protecting key environmental resources from alteration and development;
 - e. Accommodating the diverse needs of all residents by encouraging different housing types, including secondary dwelling units and garden suites;
 - f. Fostering partnerships with other levels of government;
 - g. Seeking the participation of Aboriginal communities in the preparation of the Official Plan and its implementation;
 - h. Providing a local framework to assist in the implementation of regional economic plans; and
 - i. Identifying key natural resources (e.g. aggregate resources) for long term use.
18. The Plan is adopted by Council pursuant to the provisions of the *Planning Act* and is approved by the Minister of Municipal Affairs and Housing. This Plan shall be used by Council and the Planning Board as the basis for decisions and actions on municipal projects and programs, and by other government agencies, departments, businesses and citizens in preparing their plans and programs.
19. The Plan is intended to be flexible and responsive to external changes and to be a working document for both development and administration. This requires that it be reviewed and updated regularly. Council will update this Plan in accordance with the provisions of the *Planning Act*, as amended from time to time.

2.7 OBJECTIVES OF THE PLAN

The policies of the Plan are based on the following objectives:

1. To promote logical, orderly, attractive, cost-effective and efficient land use and development patterns in the Planning Area, which minimize land consumption and servicing costs. The Cochrane Settlement Area will be the focus of growth. To this end, the plan will promote a phased approach to new development, whilst encouraging intensification and redevelopment in appropriate locations. New development will generally occur adjacent to the existing built-up area.
2. To encourage economic growth and development in the Planning Area, including resource development, resource-based tourism and recreational development, commercial, industrial, institutional and residential development.

3. To protect agricultural area, mineral and aggregate resources, and forestry resources for their economic use and from incompatible development.
4. To protect, improve and restore the quality and quantity of surface water and groundwater.
5. To encourage farming and farm related activities as an important contributor to the local economy.
6. To preserve and enhance the quality and character of the Planning Area.
7. To provide for and protect recreational features in the municipality, including green spaces, trails and parks.
8. To protect significant natural heritage features and areas, built heritage resources and cultural heritage resources from incompatible development.
9. To ensure compatibility between land uses.
10. To provide physical services and community facilities within the financial capability of the municipality.
11. To encourage community improvement.
12. To provide policies for development affected by natural and human-made hazards.
13. To provide policies for evaluating development proposals.
14. To establish a framework for the preparation of zoning controls for the Planning Area.
15. To provide policies and guidelines for the implementation of the Official Plan.
16. To consider the outcome of consultation and/or discussions with First Nations.

3 LAND USE POLICIES

An objective of the Official Plan is to provide a logical, orderly, attractive and cost effective development and land use pattern in the Cochrane and Suburban Planning Area. To accomplish this, the Planning Area has been divided into a number of land use designations. The general pattern of these land uses is set out on Schedules A, B and C. It is the intent of this Plan that land in the Planning Area will be developed in accordance with the policies in the Plan and as shown on the Land Use Schedules.

3.1 GENERAL LAND USE POLICIES

The following land use policies are intended to apply to the Planning Area as a whole and are to be taken into consideration along with policies that apply to the specific land use designations.

1. The following land uses are permitted to establish in any land use designation provided Council considers them to be necessary and in conformity with the intent of the Official Plan.
 - a. parks and open space areas, cemeteries; and
 - b. the essential operations of governments, utilities, pipelines and transportation agencies excluding their offices and maintenance facilities.
2. Wherever a use, building or structure is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

3.2 LAND FOR DEVELOPMENT

It is the intent of this Plan to ensure that sufficient land and a choice of development sites is available to meet the anticipated development needs in the Planning Area. In particular, a minimum 10 year supply of land designated and available for new residential development and residential intensification, and at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans shall be maintained.

3.3 MUNICIPAL ROLE IN LAND DEVELOPMENT

Council shall encourage the development of privately and publicly owned land in accordance with the policies of this Plan. Where necessary, Council may play an active role in the development of residential subdivisions and other lands in the municipality in order to ensure timely and orderly growth and development. Where possible, partnerships with private sector developers and senior levels of government will be considered. Council will implement a phased approach to new development, while pursuing the redevelopment and intensification of existing lots where this can be accommodated. Where appropriate, the municipality will consult with local agencies in identifying affordable housing needs.

3.4 AFFORDABLE HOUSING

Affordable housing shall be encouraged through residential infilling, residential intensification and by encouraging a mix of housing types and densities. Affordable housing is defined as housing for which a low or moderate income household pays no more than 30% of its gross annual income. Council will encourage affordable rental housing accommodation in existing and new housing stock.

1. This Plan shall permit affordable housing and accommodation for all segments of the population through residential intensification and a range of lot sizes and by encouraging a variety and mix of housing types.
2. Secondary dwelling units and garden suites shall be considered a form of affordable housing. The Town of Cochrane will target a five (5) percent ratio of secondary dwelling units and garden suites.
3. Council may participate in federal and provincial housing programs designed to provide affordable housing in the community.
4. The municipality will collaborate with the Cochrane District Social Services Administration Board (Cochrane DSSAB) and other agencies as appropriate, to identify and respond to affordable housing needs in the community.
5. To support the creation of affordable housing, Council may give preference to the DSSAB for the sale of any residential lands eligible for a tax sale, or that are surplus to the municipality.
6. Council will work co-operatively with Taykwa Tagamou Nation in promoting and planning for social services and affordable housing.

3.5 SECONDARY DWELLING UNITS

1. Secondary dwelling units are permitted in single-detached, semi-detached and townhouse dwellings provided that:
 - a. the principal dwelling unit is located in a designation that permits the residential use;
 - b. the secondary dwelling unit is located within the main building or a detached ancillary structure (e.g. a detached garage);
 - c. there is adequate water and sewer capacity to accommodate the secondary dwelling; and
 - d. the secondary dwelling unit would not otherwise qualify as a garden suite.
2. Only one secondary dwelling unit is permitted on a lot.
3. Standards shall be established in the Zoning By-law to govern compatibility with the main dwelling and surrounding land uses, as well as the size of secondary dwelling units and other performance standards.

4. Secondary dwelling units are not permitted in any floodplain areas.

3.6 GARDEN SUITES

Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities, and are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, in part, because they do not require the purchase of land, they are ancillary to existing dwellings, and are relatively inexpensive to install.

Garden suites are especially suitable for some groups such as seniors because they provide affordable housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit.

1. Garden suites shall be permitted in conjunction with a single-detached or semi-detached dwelling in the Cochrane Settlement Area and Rural Area designations. A garden suite may only be permitted as a temporary use subject to a rezoning and the use shall not exceed twenty (20) years from the date of passing the by-law. A garden suite means a one-unit detached residential structure containing kitchen and bathroom facilities that is ancillary to an existing principal dwelling and that is designed to be portable. The Zoning By-law shall include regulations for unit size and other performance standards.
2. Garden suites shall be permitted where there is adequate water and sewerage capacity on the lot to service the suite.
3. Garden suites must comply with the setbacks for accessory buildings, as set out in the Zoning By-law.
4. A garden suite will not be permitted in conjunction with a group home.
5. As per the *Planning Act* regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
 - a. The installation, maintenance and removal of the garden suite;
 - b. The period of occupancy of the garden suite by any of the persons named in the agreement; and
 - c. The monetary or other form of security that the Council may require for actual or potential costs to the municipality related to the garden suite.

3.7 HOME OCCUPATIONS AND HOME INDUSTRIES

Home occupations and home industries provide important opportunities for small-scale employment and expressions of local entrepreneurial spirit. These businesses are an important part of a vibrant

local economy. It is also important to ensure that home occupations and home industries fit well within their neighbourhood contexts and that they do not become a nuisance to neighbours. While specific regulations will be established through the Zoning By-law, the policies that apply to home occupations and home industries are as follows:

1. Home occupations providing professional or personal services conducted entirely within a dwelling unit may be permitted as an accessory use to any residential use within the Cochrane Planning Area provided such uses are clearly secondary to the residential use and do not change the character of the dwelling as a residence or create or become a nuisance to other properties in the form of traffic, noise, dust, odour or outside appearance of the dwelling. No new commercial entrances to the house shall result from a home occupation.
2. Home industries are larger scale enterprises conducted on a residential property, and that have a more industrial quality than a home occupation (e.g. carpentry, metal-working, plumbing, electrical shops, small manufacturing operations, and welding workshops). Home industries are conducted in whole or in part in an accessory building to a permitted dwelling unit. Home industries may be permitted only in the rural areas of the Cochrane Planning Area, which include lots in the Rural and Agricultural Designations of this Plan, subject to a Zoning By-law Amendment.
 - a. Where permitted, home industries shall be secondary to the residential use of the property, and shall not generate adverse impacts on surrounding properties. The implementing Zoning By-law shall contain regulations to ensure that home industries are adequately separated from residential or other sensitive land uses, both on and off the property in accordance with MOE Guidelines. Home industries that grow to a size where they can no longer be considered secondary to the residential uses of the property shall be required to relocate to a site zoned to permit industrial uses.
 - b. Where contamination is suspected, the reuse of former home industry sites for alternative land uses shall be considered in accordance with the provisions of this Plan regarding potentially contaminated sites. Where required by the *Environmental Protection Act*, an Environmental Compliance Approval must be obtained prior to the commencement of the home industrial use.
 - c. An Environmental Compliance Approval must be obtained for developments subject to a Permit to Take Water (PTTW). New development with a daily combined rate of over 50,000 litres from a lake, river, stream or groundwater source shall be required to obtain a Permit to Take Water under the *Ontario Water Resources Act*.
 - d. Entrances serving home industries located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their

existing entrance may not be converted to a commercial entrance in the future without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the home industry. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

- e. Any merchandise offered for sale must be manufactured on the property.
- f. Outside storage shall not be permitted in any front yard, and shall be limited to those materials which are used on the premises.
- g. Any required approvals and/or permits must be obtained from the MOE for equipment relating to air emissions (including noise mitigation) and for storage and disposal of waste materials.

3.8 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are a form of short term accommodation for travellers that are found within private homes. A bed and breakfast establishment may be permitted as an accessory use within a single detached dwelling provided the bed and breakfast is clearly secondary to the residential use. The Zoning By-law shall establish appropriate provisions and standards for bed and breakfast uses.

3.9 ELECTRIC POWER FACILITIES

The establishment of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. It is the policy of this Plan that electric power transmission and distribution facilities are permitted in all land use designations without an amendment to the Official Plan provided that the planning of all such facilities is carried out having regard to the policies of this Plan and is in accordance with any applicable Environmental Assessment process. The proponent of any proposed electric power transmission and distribution facilities shall consult with Council and the Planning Board on the location of any new electric power facilities. The energy supply will be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible.

3.10 NATURAL GAS PIPELINE

TransCanada Pipelines Limited operates two high pressure natural gas pipelines within its right-of-way which crosses through the Planning Area. TransCanada is regulated by the National Energy Board, which, in addition to TransCanada, has a number of requirements regulating development in proximity to the TransCanada Pipeline as illustrated on Schedules A and B. Any development adjacent to the TransCanada Pipeline facilities shall conform to the following policies:

1. Pre-consultation with the Town of Cochrane and with TransCanada or its designated representative is required for any development proposal within 200 m of the TransCanada Pipeline;
2. Activities on or within 30 m of the right-of-way, such as excavation, blasting and any movement of heavy equipment must be approved in writing by TransCanada;
3. No permanent building or structure may be located within 7 m of the pipeline right-of-way, and no accessory structure (e.g. shed) may be located within 3 m of the pipeline right-of-way; and
4. Where development is proposed in close proximity to the TransCanada compressor station, a noise and vibration study to be carried out by TransCanada may be required for development proposals within 750 m of the compressor station in order to determine if provincial guidelines can be achieved, and if necessary, what mitigation measures are required.
5. Within the Cochrane Settlement Area, the Town will encourage the development of TransCanada's right-of-way for passive parkland or open space uses subject to TransCanada's easement rights.

3.11 NOISE ATTENUATION

Prior to permitting development that may be affected by noise from stationary or line sources such as industry, rail line, highway, airport, pit or quarry, Council may consult with the appropriate public authority or public agency, and may require the proponent to undertake noise or vibration studies to assess the impact on all existing and proposed development. Noise attenuation or noise vibration attenuation measures may be implemented, as required, to reduce noise impact to acceptable levels. Additional details on the requirements for noise studies are found in the Provincial Highways and Railway Corridors section of this Plan.

3.12 CROWN LAND

The Ministry of Natural Resources is responsible for the administration of Crown land, pursuant to the *Public Lands Act* and the *Provincial Parks and Conservation Reserve Act*. This includes acquisition, disposition and management of Crown lands and water. The use and development of Crown land will take place in accordance with the land use management policies of the Ministry of Natural Resources. Where a change in land use is proposed or when disposing of Crown land or a lakeshore road allowance, the Ministry of Natural Resources may consult with Planning Board and/or the Town and have regard to the policies of this Plan before carrying out, or authorizing any undertaking that will significantly affect the Planning Area.

The Ministry of Northern Development and Mines is responsible for permitting the disposition of Crown land with mining surface rights and for reviewing any change in land use proposed on such land. Where a change in land use is proposed or when disposing of Crown land with mining surface rights, the Ministry of Northern Development and Mines may consult with Planning Board and/or the Town and have regard to the policies of this Plan before carrying out, or authorizing any undertaking that will significantly affect the Planning Area.

3.13 FORESTRY

The importance of forestry to the economy of the Planning Area and to the environment is recognized by this Plan. The maintenance of a forested buffer area along lakes, rivers and streams will be encouraged. Sustainable forestry practices including forest regeneration and silviculture operations will be encouraged.

3.14 WAYSIDE PITS & QUARRIES AND PORTABLE ASPHALT & CONCRETE PLANTS

1. Although not designated on any Schedule to this Plan, wayside pits and quarries, and portable concrete and asphalt plants used for public authority contracts, shall be permitted without the need for an Official Plan amendment, a rezoning, or municipal development approval under the *Planning Act*, in all areas except in those areas designated and/or developed for residential use, or designated to recognize environmental sensitivity (e.g. Sensitive Areas, Hazard Lands and Provincially Significant Wetlands).
2. Permits for wayside pits and quarries, and portable concrete and asphalt plants are granted subject to the provisions of the *Aggregate Resources Act*. Preparation of site plans and technical reports, public consultation processes and site rehabilitation of wayside pits and quarries must be carried out in conformity with the Act.

3.15 TEMPORARY CONSTRUCTION USES

Temporary accommodation and the open storage of construction material, supplies and equipment, and the erection or use of any temporary building or structure directly incidental to construction work in progress on the same lot, or in relation to a construction project may be permitted in the Rural Area for so long as such work remains in progress and, where applicable, a valid building permit for such work remains in force. The temporary accommodation, uses or structures must be removed at the conclusion of the work or upon lapsing of the building permit.

3.16 GROUP HOMES

Group homes are intended to provide community-based group living in housekeeping units of up to ten (10) residents (excluding staff or receiving facility) who are supervised and receive care according to their needs. This Plan recognizes the necessity for group housing as well as the concerns of residents. The provisions of the Plan seek to integrate group housing in the community to ensure that group homes achieve their mandate and are accepted by the community.

1. Group homes shall be permitted in all land use designations which permit residential uses. They shall be permitted in a single-detached dwelling, a semi-detached dwelling or a duplex dwelling, provided that the entire building is occupied by the group home operation.
2. A garden suite shall not be permitted on the same lot as a licensed group home.

3. All group homes shall be licensed or approved under provincial statute and be in compliance with the Zoning By-law.

3.17 ENERGY CONSERVATION, WATER CONSERVATION AND AIR QUALITY

Council and the Planning Board shall encourage all new development to take place in a manner that contributes to energy efficiency and reduced energy consumption; and, encourage the use of energy conservation measures in existing and new developments.

1. Council and the Planning Board will encourage the application of energy conservation measures in the infrastructure and utility servicing of new buildings and in the rehabilitation and upgrading of existing neighbourhoods, buildings and structures.
2. Water conservation methods (such as efficient landscape irrigation and low water consumption fixtures) will be encouraged in new developments and in the rehabilitation and upgrading of existing sites and buildings.
3. Council and the Planning Board will support alternative and renewable-source energy generation facilities which are developed in accordance with this Plan and Provincial and Federal legislation, policies, and regulations. Proposed developments will be encouraged to locate in areas where their adverse impacts on adjacent lands and natural features are minimized and mitigated to the greatest extent possible.

3.18 SPECIAL POLICY FOR RECREATIONAL AND SEASONAL DWELLINGS

An owner may wish to construct a recreational dwelling, a seasonal dwelling or a hunt camp in the Rural Area, Agricultural Area and Shoreline Development Area Land Use Designations on a lot that does not have access to an open public road with year-round maintained access. Such situations may include a lot having access by water, an unopened road allowance or other type of access. In these situations, the owner must assume all responsibility and expense for gaining access to the lot.

1. A recreation dwelling or seasonal dwelling may be permitted on a lot where access to a public road that has been opened, established and is maintained year-round cannot be obtained or docking facilities are available for public use provided:
 - a. they are located on a lot that can be legally conveyed under the Planning Act;
 - b. the lot meets all the requirements of the Ministry of the Environment or its designated agent for sewage disposal and potable water supply;
 - c. prior to the issuance of a building permit, a No Demand for Services Agreement between the landowner and the Town shall be registered against the title on all lots where access to a public road that has been opened, established and is maintained year-round cannot be obtained.
 - d. the conversion of a recreation dwelling or a seasonal dwelling to a permanent dwelling may take place provided that the policies of the Official Plan with respect to permanent dwellings in the land use designation are met, including access to a year-round municipally owned and maintained road, and provided that the standards specified in the Zoning By-law and Building Code for permanent dwellings are met.

2. In all cases, it is the intent of Council that no additional public services will be required or provided to the lot.

3.19 LIVESTOCK FACILITIES AND MANURE STORAGES

1. New land uses, including the creation of lots and new or expanding livestock facilities, will comply with the minimum distance separation formulae, as amended from time to time.

4 URBAN LAND USE POLICIES

4.1 COCHRANE SETTLEMENT AREA

In accordance with the Provincial Policy Statement, this Plan establishes a Settlement Area, which shall be the focus of growth and redevelopment over time. The Settlement Area boundary comprises the “urban” portions of Cochrane that are built up areas where development is concentrated and where the lands are already serviced or intended to be serviced with roads, piped sewer and water services and other community infrastructure. The Settlement Area is shown in detail on Schedule A.

Sufficient land is designated within the Settlement Area to meet the demands for a range and mix of employment, housing and other land use needs over the next 20 years. Decisions about when and where to extend these boundaries have major implications for public spending on infrastructure, for impact on resources and for the structure and character of the community.

4.1.1 LAND USE DESIGNATIONS

The Settlement Area is divided into the following urban land use designations as shown on Schedule "A":

- Residential Neighbourhood Area
- Central Business Area
- Central Transition Area
- Linear Mixed Use Commercial Area
- Industrial Area
- Parks and Open Space
- Mobile Home Area

4.2 RESIDENTIAL NEIGHBOURHOOD AREA

The largest part of the Cochrane Settlement Area is devoted to residential neighbourhood uses. In general, these occupy land for which there is expected to be demand over the next twenty years or more for housing purposes and which is suitable for housing from a topographic and servicing point of view.

1. In areas shown on Schedule A as Residential Neighbourhood Area, the predominant use of land will be for residential purposes, including single detached dwellings, townhouses, and apartment dwellings.
2. Secondary dwelling units, garden suites and group homes are considered residential uses and are permitted in accordance with the policies of this Plan.
3. The following complementary land uses may be permitted in residential neighbourhoods where they are compatible with the residential environment:

- a. parks and open space;
 - b. public and institutional uses under the jurisdiction of the municipality or a local board, such as schools, cemetery, fire hall, nursing home, hospital and other appropriate public uses; and
 - c. home occupations and professional offices that are of limited extent and operation.
4. The following land uses may be permitted in residential neighbourhoods through a site-specific zoning amendment where they are compatible with the residential environment:
- a. local commercial uses intended to serve the convenience of local residents;
 - b. personal service uses; and
 - c. places of worship and community halls.
5. Land use compatibility shall be assessed according to the following principles:
- a. they do not alter the predominantly residential character and amenity of the area;
 - b. the noise and traffic generation that the use may give rise to is not excessive in relation to the predominant residential character; and
 - c. their number may be limited and their design and location controlled so that effects on property maintenance are not detrimental.
6. Mobile home dwellings shall not be permitted in the Residential Neighbourhood Area designation.

4.3 CENTRAL BUSINESS AREA

The Central Business Area centres on the area bounded by Third Avenue in the west, Sixth Avenue in the east, Railway Street in the south and Fourth Street in the north. The Central Business Area is the main business district in the Town of Cochrane. It is the intent of this Plan to foster the continued business function of this area by promoting the expansion of retail, office and public uses and by encouraging investment in community improvements. Tourist facilities and residential uses that are complementary to the area's business function will also be encouraged to locate in the Central Business Area.

1. The area shown on Schedule A as Central Business Area is to continue as the prime business and commercial area for the Town in which the predominant uses permitted are retail operations, offices, restaurants, motels and hotels, personal and allied services, tourist services and facilities, entertainment uses, institutions, government and public operations and general business activities appropriate to a town centre.
2. The following secondary uses may be permitted in the Central Business Area without the need for a Zoning By-law amendment:
 - a. residential accommodation to the rear of, or above a commercial use, provided that:
 - i. the residential use is accessory to the main commercial use; and
 - ii. the entrance to the residential use is separate from the commercial entrance.
 - b. public and institutional uses under the jurisdiction of the municipality or a local board.

3. Improvements to the Central Business Area will be encouraged by such means as Community Improvement Plans, business improvement areas, redevelopment, renovation and land assembly programs and by the construction of new commercial buildings.
4. Council may consider developing consolidated parking facilities in the Central Business Area at locations within convenient walking distance from major activity centres wherever suitable lands are available.

4.4 CENTRAL TRANSITION AREA

The area adjacent to the Central Business Area is viewed as a transition area in which places of employment and places of residence are promoted. It is the intent of the Plan to permit a wide variety of uses in this designation while at the same time ensuring that the basic character of the area is maintained.

1. The area as shown on Schedule A as Central Transition Area is one in which a wide variety of residential dwelling types and offices are permitted. All uses permitted in the Residential Neighbourhoods designation shall be permitted in the Central Transition Area.
2. In addition, all other uses normally permitted in the Central Business Area may also be permitted provided:
 - a. the character of the area is preserved;
 - b. the proposed use is harmonious with adjacent uses;
 - c. parking can be adequately provided.
3. In order to promote the reuse and rehabilitation of existing buildings and the retention of streetscape and facades, reduced parking requirements may be considered.

4.5 LINEAR MIXED USE COMMERCIAL AREA

The area along Highway 11 has been developed with a mixture of commercial land uses. It is the intent of this designation to recognize the diverse development potential of lands along Highway 11 and to permit a mixed variety of highway commercial uses, tourist facilities and accommodation, light industrial and other compatible uses. Heavy industrial uses and residential uses, other than accessory residential uses for the owner or operator will not be permitted. Where residential uses accessory to light industrial is permitted, adequate separation is required per the MOE Guidelines. Highway 11 is a controlled access highway and an entrance permit may be required before development is permitted along the highway. A new area of commercial lands is also shown along the east side of Genier Road.

1. Areas shown on Schedule A as Linear Mixed Use Commercial Area is one in which the predominant uses permitted are those primarily oriented to automobile and truck traffic and the furnishing of bulk supplies, hospitality services including restaurants and motels,

warehousing, wholesale or retail of bulky merchandise, and small scale manufacturing. Office uses are also permitted.

2. Light industrial uses may be permitted by way of an amendment to the Zoning By-law .
3. Heavy industrial uses shall not be permitted.
4. All legally existing uses that conform to the intent of this subsection shall be recognized in the Zoning By-law.
5. New development may be permitted provided:
 - a. sewer and water capabilities are adequate for the site;
 - b. off-street parking can be adequately provided;
 - c. entrances shall be kept to a minimum and at locations with the least impact on traffic flow. Entrances from existing public streets will be encouraged;
 - d. landscaping and buffering shall be provided along the entire length of road frontages and along boundaries with residential uses. Sensitive land uses will be adequately separated from non-compatible uses, by distance and buffering as per the industrial policies of this Plan and the MOE's Guidelines;
 - e. in order to reduce the number of entrances on Highway 11, Council encourages the consolidation of smaller lots and the provision of integrated parking areas through joint site plan agreements.
 - f. Provincial Highway 11 is a controlled access highway which may require an entrance permit from the Ministry of Transportation before development is permitted along the highway.
6. The Linear Mixed Use Commercial Area shall be subject to site plan control.
7. Development in the Linear Mixed Use Commercial Area should be designed to provide an attractive entrance to the core of the Municipality.
8. Community Improvement Plans, business improvement areas, redevelopment, renovation and the construction of new buildings will be encouraged in the Linear Mixed Use Commercial Area.

4.5.1 LINEAR MIXED USE COMMERCIAL AREA - SPECIAL

In addition to land uses along Highway 11 and 652, the lands located at the southwest corner of Genier Road and Glackmeyer Concession Road 2/3 and which are legally described as Part of Lot 19, Concession 2, in the Geographic Township of Glackmeyer, are also located in the Linear Mixed Use Commercial Area- Special designation. Within the Linear Mixed Use Commercial Area- Special, the policies of Section 4.5 shall apply in addition to the following site-specific policies which are intended to maximize land use compatibility with surrounding land uses along Genier Road and Glackmeyer Concession Road 2/3:

- a. A traffic impact study may be required for a proposed land use that is considered to have a significant impact on local traffic;
- b. Class I Industrial Facilities, as defined by the Ministry of the Environment D-Series Guidelines, will not be permitted within 70 metres of existing commercial/residential or other sensitive land uses unless justified by technical studies in accordance with the D-Series Guidelines;
- c. Section 7 (Land Division Policies) of this Plan, on lands designated Linear Mixed Use Commercial Area- Special, one severance may be permitted prior to an application for a plan of subdivision, after which any land division shall occur via plan of subdivision.
- d. A hotel or motel shall not be a permitted use of land in the Linear Mixed Use Commercial Area – Special designation.
- e. Site plan control will be used to address stormwater management for development on lands in the Linear Mixed Use Commercial Area – Special designation.

4.6 INDUSTRIAL AREA

Industrial areas have been identified which because of their location, accessibility and present characteristics are deemed suitable for industrial uses. An expansion to the Settlement Area Boundary is included on the eastern side of Cochrane along Highway 652 to accommodate new industrial developments, particularly those that would result from the opening of the Detour Mine.

Separation distances shall be required between industrial facilities and sensitive land uses such as residences, schools, educational and health facilities and other similar uses in accordance with the Ministry of Environment's D-Series Guidelines. The Zoning By-law shall establish buffers and separation distances between industrial and sensitive land uses. Site plan control agreements may also be required to regulate industrial development.

1. Areas shown on Schedule A as Industrial Area are for general industry in which the predominant uses are industries, warehouses and industrial services whose operations are generally of a manufacturing, assembly, storage or wholesaling nature, recycling plants and transportation services. Office uses are also permitted.
2. The following secondary uses may be permitted in the Industrial Area without an amendment to the Zoning By-law:
 - a. uses that are incidental to industrial operations such as retail and wholesale divisions operated as a subsidiary function of an industry;
 - b. uses which provide services for the industrial area or which increase its attractiveness for industry such as restaurants, garages and material suppliers; and
 - c. uses which have characteristics or functional requirements similar to industry such as an individual workshop or industrial training school, provided that: no secondary uses shall be permitted where the effects would be detrimental to the best interests of the industry; where they would tend to use so much land as to reduce the attractiveness of the area for industry; or, where they would not be appropriate to the character of the area as already established.

3. In determining potential impacts, studies may be required in accordance with the Ministry of the Environment's D-Series Guidelines and supporting studies may be required to demonstrate the level of impact on the sensitive land uses, in addition to identifying appropriate mitigation measures. The minimum separation distances between industrial facilities and sensitive land uses are as follows:

Class	Minimum Setback
Class I	20 metres
Class II	70 metres
Class III	300 metres

The potential influence area (i.e. areas within which adverse effects may be experienced) for industrial facilities are as follows:

Class	Distance from Facility
Class I	70 metres
Class II	300 metres
Class III	1000 metres

The actual influence area (overall range within which an adverse effect would be or is experienced) for a particular facility is site-specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects. In the absence of specific substantiating information (normally obtained through technical studies) which identifies an actual influence area, the potential influence areas set out in the Ministry of the Environment D-6 Guidelines, "Compatibility Between Industrial Facilities and Sensitive Land Uses", shall be used.

4. The following separation distances are recommended to ensure compatibility between sewage treatment facilities and sensitive land uses:

Type and Capacity of Sewage Treatment Facilities	Recommended Separation Distances
Plants equal or less than 500 m ³ /day	100 metres
Plants equal or less than 25,000 m ³ /day	150 metres
Plants with a capacity greater than 25,000 will be dealt with on an individual basis	Potentially greater than 150 metres
Waste stabilization ponds	100-400 metres

4.7 PARKS AND OPEN SPACE

Public parks are publicly owned lands that are or will be developed for active and passive recreation, and may include indoor or outdoor recreation facilities. The provision of adequate parks, open space and recreation facilities is an objective of this Plan. Special efforts will be made to create an open space link from the north of the existing built up community to the south around Hector Lake. Ongoing development of the public open spaces corridor concept includes further development of trails and walkways, development of access points and trail signage. The corridor will further Cochrane's development as a healthy community, as well as provide enhanced tourist infrastructure.

1. Areas shown on Schedule A as Parks and Open Space are for active and passive parks, open space, conservation areas, natural wilderness areas, playgrounds, golf courses and recreation facilities, and tourism facilities and outdoor events and related commercial activities.
2. The following secondary uses shall be permitted in the Parks and Open Space designation without an amendment to the Zoning By-law provided that they will not interfere with, or detract from the activities of the primary uses:
 - a. restaurants,
 - b. docks and rentals associated with the primary uses.
3. Parks and Open Space uses shall be included in one or more separate zone classifications in the Zoning By-law.
4. Permitted land uses will be determined by the Ministry of Natural Resources where park areas are located on Crown Land and are protected as natural heritage areas by the Ministry of Natural Resources.

4.8 MOBILE HOME PARK

Mobile homes shall only be permitted in the two existing mobile home parks. The establishment of new mobile home parks shall only be permitted through an Official Plan amendment. The expansion of existing mobile home parks may be permitted by an amendment to the Zoning By-law.

1. Areas shown on Schedule A as Mobile Home Park are for planned mobile home parks.
2. Adequate landscaping and lighting shall be provided to a good design standard to create a high level of amenity and there shall be a landscaped buffer strip of at least 8.0 metres in depth adjoining all boundaries.
3. Mobile home parks shall be serviced with municipal water supply, sewage disposal and storm drainage.
4. Adequate provision for the storage and disposal of garbage and solid waste material shall be provided for each unit with a central facility for the park as a whole which shall be in a convenient location for municipal collection by agreement.
5. Direct access to a major or collector road and adequate parking for both residents and visitors shall be provided.
6. The owner of the mobile home park shall ensure adequate snow removal, maintenance of facilities, surface drainage and upkeep of paving and landscaping for all areas; and shall require adequate maintenance of each mobile home in the mobile home park. Snow removal and road maintenance may be provided by the municipality by a service agreement.
7. The expansion of an existing mobile home park shall only be by way of an amendment to the Zoning By-law.
8. The establishment of a new mobile home park shall require an amendment to the Official Plan.

5 RURAL AREA LAND USE POLICIES

5.1 LAND USE DESIGNATIONS

The rural portion of the Planning Area is divided into the following land use designations as shown on Schedule “B”:

- Rural Area
- Agricultural Area
- Hamlet Area
- Shoreline Development Area
- Aggregate Extraction Area
- Airport

5.2 RURAL AREA

A large portion of the Planning Area is designated as a Rural Area in which the predominant use of the land shall be for agriculture, forestry, mining, recreation and other resource development activities. Non-resource related development activities in the Rural Area will be controlled and the level of services in the Rural Area will be maintained at a similar level to existing conditions. A moderate demand for limited residential development, seasonal residences and commercial and industrial uses is expected.

1. The primary uses permitted in the Rural Area are agriculture, forestry, mineral and aggregate exploration, recreation and tourism, mining and other resource development uses and activities, and low-density rural residential and recreational dwellings. Secondary dwelling units are permitted in accordance with the secondary dwelling unit policies of this Plan. Agriculture-related commercial and agricultural-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation, such as grain drying, handling and storage facilities, are permitted uses.
2. The following uses may be permitted in the Rural Area designation without a Zoning By-law amendment provided they are compatible with the main uses as listed in Policy 1 above:
 - a. home occupations and home industries
 - b. group homes
 - c. bed and breakfast facilities;
 - d. single detached dwelling units and any associated secondary dwelling units, provided that:
 - they are located on a lot that can be legally conveyed under the *Planning Act*;
 - the lot meets all the requirements of the Ministry of the Environment or its designated agent for sewage disposal and potable water supply;
 - the lot is located on and has access to a public road that has been opened, established and is maintained year-round.

- e. value-added agricultural products such as custom meat shops, pick-your-own operations, produce markets, and packing operations.
3. New commercial and industrial uses requiring large buildings, warehousing and/or a large yard space and/or highway exposure may seek to establish in the Rural Area. This includes agriculture-related commercial and industrial uses such as farm equipment and supply centres, machine repair shops, landscape contractors and nurseries, as well as uses oriented to tourism and recreation. A Zoning By-law amendment will be required for any new commercial and industrial developments that are not directly related to farming.
4. When considering an application to amend the Zoning By-law to permit a new use identified in policy 3, the following matters must be considered:
 - a. the use would not be better located in the Settlement Area;
 - b. the effects of dust, noise, odour, traffic, lighting or loss of privacy for adjacent landowners are mitigated through buffering, screening and/or other measures;
 - c. roads are sufficient to serve the development;
 - d. there is adequate private servicing capacity; and
 - e. the development is in keeping with the surrounding rural character and landscape.
5. Public and institutional uses under the jurisdiction of the municipality or a local board shall be permitted without an amendment to the Zoning By-law.
6. All development proposals in the Rural Area shall meet the requirements of the provincial Minimum Distance Separation (MDS I and MDS II) Formulae.
7. Land uses that promote or support recreation and tourism shall be actively promoted in the Rural Area land use designation. Recreation and tourist facilities may be developed by the public or private sector and such facilities may include shoreline parks along the Frederick House or Abitibi Rivers, boat launches, nature trails and wildlife reserves, and other recreation and tourist facilities.
8. Recreational and tourist commercial uses such as marinas, golf courses, campgrounds, bed and breakfast establishments, antique outlets, tent and trailer parks may be permitted where they can be compatibly integrated with other rural land uses and can take advantage of topography, tree cover, scenic vistas and other natural amenities.
9. Lands may be protected for open space in the interests of conservation, protection to persons and property or for recreational and tourism activities in the implementing Zoning By-law. Open space includes land for parks, conservation, wetlands, shorelines, water courses, lakes and forested areas, and related activities. Prior to developing a commercial or tourism industry, technical studies will be required by the Ministry of Environment to justify the servicing proposed as required under *the Ontario Water Resources Act* and *Safe Drinking Water Act*.

5.3 AGRICULTURAL AREA

Lands that have good potential for farming (e.g. Class 1-3 soils) or that have a historical record of farming activity will be designated as Agricultural Area in this Plan. The predominant use of land shall be for agriculture and related activities.

1. Agriculture and related activities are permitted as the predominant land uses. Agriculture-related commercial and agriculture-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation, such as grain drying, handling and storage facilities, are permitted uses. The separation distances shall be established as per the per the industrial policies of this Plan and the requirements of MOE's guidelines.
2. Agro-industrial and agro-commercial uses such as food processing, farm services, farm equipment sales and services are also permitted provided they are compatible with agricultural activities and in the service of the farming community.
3. Within the Agricultural Area designation areas for forest management will be recognized. Related wood processing industries may be permitted where compatible with agricultural activities.
4. All development in the Agricultural Area shall meet the requirements of the provincial Minimum Distance Separation (MDS I and MDS II) Formulae.
5. New municipal drains as well as the ongoing maintenance of existing drains will be actively encouraged and financially supported.
6. Existing vacant lots of record which are large enough to be operational farming units shall be preserved for agricultural uses. These and smaller lots will be encouraged to be consolidated into larger farm holdings.
7. The following low-density rural residential and recreation dwellings and accessory uses may be permitted in the Agricultural Area as secondary uses provided they are compatible with the predominant land uses:
 - a. home occupations and home industries;
 - b. group homes;
 - c. bed and breakfast facilities; and
 - d. single dwelling units, provided that:
 - i. they are located on a lot that can be legally conveyed under the *Planning Act*; and the lot meets all the requirements of the Ministry of the Environment or its designated agent for sewage disposal and potable water supply;
 - ii. the lot has access to an open public road that is maintained on a year-round basis.

8. Extraction of mineral aggregates is permitted as an interim use without the need for an Official Plan Amendment provided that the site is rehabilitated to a standard whereby substantially in the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:
 - a. there is a substantial quantity of mineral aggregates below the water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - b. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and
 - c. agricultural rehabilitation in remaining areas is maximized.

5.4 HAMLET AREA

The Hamlets of Genier and Clute are recognized in this Plan. The present development pattern which is characterized by a mix of residential, commercial, institutional and parks and open space uses will continue.

1. Areas shown as Hamlet Area on Schedule B are areas in which the primary uses permitted include a mixed pattern of single detached dwelling units, commercial, institutional and open space uses at a scale that is compatible with existing development.
2. Future development will be on the basis of private water and sewer services. The lot areas shall be sufficiently large to support such services.
3. The Zoning By-law may be used to classify individual types of land use in the Hamlets in order to avoid land use conflicts and shall establish minimum lot area and dimensions.

5.5 SHORELINE DEVELOPMENT AREA

The shorelines of many lakes and rivers are often desirable locations for recreational residential and tourist-oriented commercial developments. However, these uses have the potential to degrade environmental quality if appropriate development and design controls are not implemented. This Official Plan supports a balanced approach to shoreline development, recognizing both the ecological function of shoreline areas, and the desirability of these areas for recreational, residential and tourist-oriented commercial development. The policies of this plan are therefore designed to limit the extent and intensity of development along shoreline areas to levels that fall within the natural carrying capacity of the lake. Studies to determine lake capacity or the appropriate type of servicing to support development proposals may be required prior to development approval. Disposition of Crown Land may be required should the Shoreline Area be located on Crown Land. At

the present time, Silver Queen Lake, Pool Lake and Fletcher's Lake have been identified as Shoreline Development Areas

1. The primary uses permitted in the Shoreline Area designation are recreational dwellings and tourist commercial uses.
2. Single recreational dwellings and tourist commercial uses may be permitted in the Shoreline Area designation without an amendment to the Zoning By-law provided:
 - a. they are located on a lot that can be conveyed under the *Planning Act*;
 - b. the use meets the requirements of the Ministry of Environment or its designated agency for sewage disposal and potable water supply;
 - c. they are not located on a flood prone area or hazard land, or on land that may be prone to slumping due to unstable banks;
 - d. in the case of single recreational dwelling units, the lot is located on and has access to a public road that has been opened, established and is maintained year round.
3. The Shoreline Area designation shall in no way be interpreted to mean that the municipality will keep access roads open in the winter or that additional public services will be provided.
4. A single-tier of development shall be permitted in the Shoreline designation. Back lot development shall not be permitted.
5. To ensure the continued health of water bodies adjacent to the shoreline Development Area designation, all development including private septic systems shall be set back a minimum of 30 metres from the high water mark.

5.6 AGGREGATE EXTRACTION AREA

Land designated as Aggregate Extraction Area on Schedule B to this Plan are licensed pits and quarries. It is the goal of this Plan to manage and protect aggregate resources responsibly for long-term use through regulations on current surface operations, minimizing adverse impacts on the social and natural environments, and protecting them from incompatible uses. Areas with potential aggregate resources are designated on Schedule B.

1. The primary use of land designated as Aggregate Extraction Area shall be pit and quarry operations. Other uses that do not preclude the possibility of future expansion and extraction may also be permitted.
2. Lands designated Aggregate Extraction Area shall be protected from uses that may hinder the future expansion and extraction of aggregates. The protection of known aggregate resources shall take precedence over any land use that would prevent the future expansion of extraction operations.
3. Development in or adjacent to an area of known mineral or aggregate resources, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the

development is not affected by the noise, dust or other health and public safety issues that are related to the extractive activity.

4. Existing Aggregate Extraction areas shall be permitted to continue without an Official Plan Amendment, rezoning or development permit under the *Planning Act*.
5. Where planning approvals are required to allow for residential or other sensitive land uses within 1,000 metres of land designated as Aggregate Extraction Areas, proponents may be required to provide supporting technical studies, prepared by a qualified professional and in accordance with MOE Guidelines, to address potential impacts caused by pits or quarries. These studies will be required to identify the actual influence area of the pit or quarry, address potential impacts on surrounding land uses, and identify appropriate mitigation measures. Where potential impacts cannot be appropriately mitigated, planning approvals will not be supported.
6. In the absence of technical studies, prepared in accordance with MOE Guidelines, defining an actual influence area of less than 1,000 metres, residential or other sensitive land uses shall not be permitted within 1,000 metres of a zone permitting aggregate extraction. Where technical studies prepared in accordance with MOE Guidelines confirm an actual influence area of less than 1,000 metres, a separation distance equal to or greater than the actual influence area shall be required between the proposed use and any zone permitting aggregate extraction. Under no circumstances shall residential or other sensitive land uses be permitted to occur within 300 metres of a zone permitting aggregate extraction.
7. New lot creation for rural residential development shall not be permitted on land designated Aggregate Extraction Area.
8. Progressive rehabilitation to accommodate subsequent land uses shall be required for Aggregate Extraction operations.
9. Expansions of existing Aggregate Extraction areas should be located away from residential uses and screened from view.
10. New Aggregate Extraction areas are subject to the *Aggregate Resources Act*.

5.7 AIRPORT AREA

The Cochrane Municipal Airport is a major economic generator for the Municipality and surrounding region, acting as a major passenger and cargo transport hub for Cochrane and communities in the area. Recent upgrades to the airport facilities include the construction of a new heated hangar, an expansion of the terminal building and the main area for loading and parking aircraft, improvements to the runway and taxiway, and upgrades to navigational aids and ground services.

1. The area shown as Airport Area on Schedule B is intended for the operation of the Cochrane Municipal Airport, including the terminal building, aircraft runway and taxiway, hangars and other accessory buildings normally associated with an airport.
2. Additional permitted uses in the Airport Area designation may include supporting commercial, office, hotel, conference centre and aviation-related land uses.
3. When considering applications for development in the vicinity of the Airport, Council shall ensure that the long-term operation and economic role of the Airport is protected. To this end, all buildings and structures within the vicinity of the Cochrane Municipal Airport designation must comply with Federal height restrictions.
4. Notwithstanding any other policy in this Plan, land uses that shall not be considered compatible within the 30 Noise Exposure Forecast contour or greater are those uses that in the opinion of the Airport Manager or certifying authority:
 - a. Impact the safe movement of aircraft in-flight and along runways, taxiways, taxi lanes, and aprons;
 - b. Produce smoke or steam that could impact airport visibility;
 - c. Produces, or reflects light which may cause a visual distraction to pilots and/or air traffic controllers;
 - d. Attract wildlife activity either through the primary use or as a by-product of the use;
 - e. Impact the Obstacle Limitation Surface of the airport;
 - f. Impact navigation and communication equipment either through their location or construction material;
 - g. Are noise sensitive and are located within close proximity of the manoeuvring surfaces or flight path where noise disturbance resulting from aircraft operations is likely; and
 - h. Where Foreign Object Damage is either produced on site or is a by-product of the use and could pose a hazard to aircraft and property resulting from wind, prop-wash, jet blast, rotor downwash, and wake vortices.

6 NATURAL AND CULTURAL HERITAGE FEATURES & DEVELOPMENT CONSTRAINTS

Natural and Cultural Heritage Features are shown on Schedule C to this Plan. The natural heritage values illustrated on Schedule C have been supplied by the Ministry's Natural Resource Values Information System (NRVIS). The values in NRVIS and on Schedule C of this Plan are constantly changing and being updated, as new information becomes available. Any new values or changes to values shall be reported to the Ministry of Natural Resources for the purpose of updating NRVIS. Areas or sites having a Natural or Cultural Heritage Feature are also subject to the underlying Land Use Designation policies and the Land Use Policies of this Plan.

6.1 NATURAL HERITAGE

The Town of Cochrane recognizes the importance of the natural environment to its citizens. The Town may create a culture of environmental awareness and encourage and enable its citizens, visitors, and business to adopt lifestyles of the lowest possible environmental impact while maintaining a sustainable quality of life. As such, the Town of Cochrane shall encourage development to demonstrate sustainable design concepts, such as designing with nature as a commitment to environmental protection for future generations.

Natural heritage consists of an overall natural heritage system, which consists of natural heritage features and areas, which are linked by natural corridors, which are important to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. The diversity and connectivity of natural features and the long-term ecological function and biodiversity of Cochrane's natural heritage systems shall be maintained, restored, or improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.

Natural heritage features and areas include the following elements:

- **Fish habitat** which means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life cycle processes.
- **Habitat of endangered species** and threatened species means the habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations.

When potential development may have an impact on, or be impacted by, one of the natural heritage features and areas described in this section, the Town of Cochrane may refer to the appropriate agency for comment. For example, proposals near known nesting sites will be referred to the Ministry of Natural Resources.

Council recognizes that all of the undeveloped land in Cochrane may be suitable habitat for a variety of wildlife species. Certain wildlife habitat has been identified by the Ministry of Natural Resources as having special significance and is shown on Schedule C. Wildlife habitat has been identified by

the Ministry of Natural Resources and is illustrated on Schedule C to this Official Plan as Fish Spawning Areas, and Nesting Sites. In all cases, proponents should consult with Taykwa Tagamou Nation to determine potential impacts on resources, utilization, First Nation interests and other cultural values and discuss mitigation strategies. Consultation with Taykwa Tagamou Nation should occur prior to any development approvals, site alteration or development.

6.1.1 ENDANGERED AND THREATENED SPECIES

1. The presence of Species at Risk (extirpated, endangered or threatened species) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of Natural Resources staff.
2. The *Endangered Species Act* (ESA) prohibits the killing, harming, harassment, capture, or taking of a species at risk, and the damaging or destroying of their habitat. As a result, an ecological site assessment should be carried out during the planning of development and site alteration projects to determine whether a listed species or its habitat may be present before carrying out an activity that may contravene the ESA. Proponents should prepare an Environmental Impact Statement (EIS), in accordance with the Environmental Impact Statement policies of this Plan, which demonstrates that there will be no negative impacts on the habitat of endangered and threatened species or its ecological function. The EIS must be completed by a qualified professional to address potential impacts on the habitat of endangered and threatened species. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any adverse effects on these species. Current best management practices may help to mitigate the impacts resulting from an activity on the land. On a case-by-case basis, additional actions may be required to address specific impacts on a species at a particular site or location.
3. Where developments or site alteration is proposed within 120 m of the boundary of the habitat of a species at risk, the proponent shall provide the Town of Cochrane with an EIS that demonstrates that there will be no negative impacts on the significant habitat or on its ecological function. Where warranted by site and species-specific factors, development proposals further than 120 m from significant portions of the habitat of endangered and threatened species may also require an EIS.
4. If impacts to an endangered or threatened species cannot be avoided, a permit or agreement under the Act should be obtained before the activity proceeds. Municipal staff should work directly with Ministry of Natural Resources district staff to develop agreements or permits when required.

6.1.2 FISH SPAWNING AREA

1. Important habitat and natural values are constantly changing and mapping resources for these values is likely incomplete. As these habitats and values change, including the habitats of endangered and threatened species, the Schedules of this Plan will be updated.

As these changes are usually minor in nature, formal amendments to this Plan will not be required.

2. The Town of Cochrane supports the management of fisheries. Such management has important economic, social and environmental benefits. It is also recognized that it is the mandate of the Department of Fisheries and Oceans to protect and preserve fish habitat on Crown and private land under the *Federal Fisheries Act*. Under that Act, fish habitat is defined as spawning grounds and nurseries, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
3. Development or site alteration shall not be permitted within areas identified as Fish Spawning Areas shown on Schedule C unless an EIS demonstrates that there will be no negative impact on the Fish Spawning Area or its ecological function.
4. Where development or site alteration is proposed within 120 m of a Fish Spawning Area, the development should be designed to ensure that there are no negative impacts on the adjacent land, which shall also include land adjacent to all watercourses and waterbodies. The Council shall require the proponent to prepare a Fisheries Assessment and an Environmental Impact Statement (EIS) in accordance with the Environmental Impact Statements section of this Plan to be submitted with any development application. The EIS must be completed by a qualified professional. This report shall identify the features of the Fish Spawning Area, the nature of the proposed development, the potential impacts that the development may have on the Fish Spawning Area and the mitigation measures required to prevent adverse impacts on the Fish Spawning Area.

6.1.3 NESTING SITE

Key nesting sites are shown on Schedule C and are considered significant wildlife habitat areas. Council recognizes the importance of shielding these nesting sites from habitat destruction or disturbance and enacts the following policies:

1. Heavy development activities, such as road or pipeline construction, logging, blasting or other similar activities should not take place within distances designated by the MNR during sensitive breeding seasons.
2. Other development and human activity (e.g. pedestrian and all terrain vehicle traffic) shall not be within distances designated by the MNR during sensitive breeding seasons.
3. The policies of the Ministry of Natural Resources regarding activities permitted within 300 m during the non-nesting season (August 16 to March 31) are supported.
4. Development and site alteration, including removal of vegetation, within 120 metres of a designated nesting site, shall require an Environmental Impact Statement to demonstrate that ecological features and functions will not be negatively impacted.

6.1.4 PROVINCIALY SIGNIFICANT WETLAND

Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands control and store surface water to assist in flood control, function as sediment traps to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources. The Ministry of Natural Resources evaluates the biological, social, hydrological and special features of wetlands to determine their relative significance in Ontario and identifies certain areas as Provincially Significant Wetlands.

1. The Provincially Significant Wetland known as the Nahma Bog is illustrated on Schedules A and B, to this Plan.
2. Development and site alteration shall not be permitted within this area identified as Provincially Significant Wetland.
3. Where development or site alteration is proposed within 120 m of the Provincially Significant Wetland (Nahma Bog), the proponent shall provide an Environmental Impact Statement (EIS), prepared by a qualified professional and in accordance with the Environmental Impact Statements section of this Plan that demonstrates that there will be no negative impacts on the wetland or its ecological function. Where warranted by site and species-specific factors, development proposals further than 120 m from significant portions of the Nahma Bog may also require an Environmental Impact Statement.
4. Any change or interference within or adjacent to Nahma Bog may require a permit from the Ministry of Natural Resources.
5. Minor changes to the boundaries of the Nahma Bog shall not require an amendment to the Official Plan. Notwithstanding the foregoing, this Plan shall be amended to designate new areas as Provincially Significant Wetlands, to extend wetlands to include complexes, or to remove wetlands from the designation if identified as significant in future. In the period between the identification of changes to wetland boundaries by the Ministry of Natural Resources and amendment to this Plan, the policies of this section will apply to the Provincially Significant Wetlands as identified by the Ministry of Natural Resources. The approval of the Ministry of Natural Resources is required for any refinements other than minor adjustments to the boundary of a Provincially Significant Wetland.
6. Where any Provincially Significant Wetland areas are held in private ownership, public use and access to these lands for any purpose is not permitted without the consent of the owner.
7. The Nahma Bog and the adjacent lands shall be zoned as Provincially Significant Wetland in the Zoning By-law.

6.1.5 CONSERVATION RESERVE

1. The Nahma Bog and Poor Fens Conservation Reserve is shown as Conservation Reserve on Schedule B of this Plan. The Ministry of Natural Resources is responsible for administering these lands and determining appropriate land use policies, in accordance with the *Provincial Parks and Conservation Reserves Act*.
2. The portions of the Nahma Bog and Poor Fens Conservation Reserve that are identified as Provincially Significant Wetland are subject to the additional policies of this Plan.

6.1.6 WATERCOURSES

1. Natural creeks, streams and lakes in the Cochrane Settlement Area shall be preserved in their natural state wherever feasible and watercourse corridors should be utilized as natural green spaces in the urban design of an area.
2. Where feasible, a natural vegetative buffer shall be maintained along all natural shorelines and watercourses.
3. The Town of Cochrane may refer to the Lakeshore Capacity Model found in the Ontario Lakeshore Capacity Assessment Handbook to assess the development capacity of the lakes within the Cochrane Settlement Area.

6.1.7 NATURAL HAZARD LANDS

1. Natural Hazard Lands are lands that are flood or erosion susceptible, unstable, poorly drained or exhibit some other physical condition that could pose a risk to human life and/or property if the lands were developed. It is the intent of the Plan to prevent structural development from occurring on natural hazard lands. Flood plain mapping is presently not available for the Planning Area; therefore Natural Hazard Lands have not been shown on the land use plan. In the interim, the Zoning By-law shall establish provisions for a building setback from shorelines, riverbanks and other hazardous areas. Such setback will be related to the extent or severity of the hazard.
2. Uses permitted on Natural Hazard Lands shall include conservation, forestry, agriculture, public or private parks, campgrounds, golf courses or other outdoor recreation uses, and other uses compatible with the hazard.
3. No new buildings or structures shall be permitted on areas designated as Natural Hazard Lands except where such buildings or structures are:
 - a. intended for flood or erosion control or are normally associated with a water course protection or bank stabilization;
 - b. for essential public services;
 - c. for other uses normally associated with shorelines such as docks, boathouses and marina facilities.

4. All buildings and structures existing at the date of adoption of this Plan shall be recognized as permitted legal uses in the Zoning By-law. No enlargement, extension or replacement of any building or structure shall be permitted without an amendment to the Zoning By-law.
5. The Zoning By-law shall establish provisions for a building setback from shorelines, riverbanks and other hazardous areas. Such setback will be related to the extent or severity of the hazard.
6. Where hazard land information and/ or mapping is not sufficient or available, the proponent may be required to provide further information or undertake studies to define the area susceptible to risks and to address mitigating measures.
7. Hazard land mapping will be added to the Official Plan land use schedule should such information become available in the future.

6.2 CULTURAL HERITAGE RESOURCES

Cultural Heritage sites include “built heritage resources” and “cultural heritage landscapes” as defined by the 2005 Provincial Policy Statement as follows:

- **Built heritage resources:** means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.
- **Cultural heritage landscape:** means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value. Cultural heritage sites include built heritage resources and cultural heritage landscapes that relate to the presence of First Nations.

Presently, there are no designated Cultural Heritage sites within the Town of Cochrane; however policies dealing with such sites are included in the plan to enable future designation of sites. Council may maintain a heritage register, heritage management plan and/or archaeological management plan for land use planning.

Records of archaeological sites are maintained by the Ministry of Tourism, Culture and Sport. Any sites occurring within the Town of Cochrane will be made known to staff and will be used for planning purposes.

6.2.1 CULTURAL HERITAGE POLICIES

1. Where development or site alteration is proposed on a property designated heritage building (Part IV of the *Ontario Heritage Act*), or on a property fronting on or directly abutting a property designated heritage building (Part IV of the *Ontario Heritage Act*), Council shall require an applicant to undertake a Heritage Impact Assessment. The Heritage Impact Assessment shall be conducted by a qualified professional with expertise in cultural heritage resources to:
 - a. Identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;
 - b. Describe mitigation measures that may be required to prevent, minimize or mitigate the adverse impacts; and
 - c. Demonstrate that the proposed development will not adversely impact the defined cultural heritage value of the property, and/or its streetscape/neighbourhood.
2. Where development or site alteration affects cultural heritage resources, Council may enter into registered agreements under Section 41 of the *Planning Act*, with the owners of designated heritage properties when it deems that financial securities are necessary to ensure the retention and conservation of heritage properties as part of a development.
3. The *Ontario Heritage Act* may be utilized to conserve, protect and enhance significant cultural heritage resources within the Planning Area through the designation, by by-law, of individual properties, heritage conservation districts and/or landscapes sites.
4. A Municipal Heritage Committee (MHC) may be established and maintained by Council, pursuant to the *Ontario Heritage Act*, to advise and assist Council on matters related to designation and other heritage conservation planning matters. Pursuant to the Act, and in consultation with the Municipal Heritage Committee, Council may by by-law:
 - a. Designate properties to be of historic and/or archaeological value or interest and
 - b. Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district.
5. Council shall have regard to cultural heritage resources in the undertaking of municipal public works, undertakings and/or maintaining properties owned by the municipality. When necessary, Council shall require heritage impact assessments and satisfactory measures to mitigate any negative impacts on identified significant cultural heritage resources.

6. Council shall consult appropriate government agencies, when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.
7. Applicants and Council shall consult First Nations where cultural heritage resources involve First Nations heritage sites or burial grounds. The applicant and/or Council shall seek the First Nation's advice on the manner in which these resources and features are to be dealt with.

6.2.2 ARCHAEOLOGICAL RESOURCES

Archaeological resource areas are determined through the use of provincial screening criteria, or potential mapping based on the known archaeological record or features within the municipality and is usually developed with a licensed archaeologist. Such criteria include features such as proximity to water, current or ancient shorelines, sandy soils, rolling topography, the remains of any building, structure, place, activity, or cultural feature or object such as unusual landforms, portage routes or other places of past human settlement, which due to the passage of time, are on or below the surface of land or water and are significant to history and understanding of a people or place. Significant Native and non-Native cemeteries or unmarked burial sites may also be considered as archaeological resources.

1. Where a development proposal or site alteration encroaches on lands with significant archaeological resources or is within an area considered to have archaeological potential, Council shall require an applicant to undertake Phase I Archaeological Assessment of the lands in accordance with requirements of the Ministry of Tourism, Culture and Sport to determine the nature and extent of the resources on the site. The study shall be conducted by an archaeologist licensed under the *Ontario Heritage Act* as a condition of any development proposal. The study will be submitted to the Town of Cochrane and to the Ministry of Tourism, Culture and Sport.
2. Where resources are found on site, Council shall require further investigations through a Phase II and Phase III Archaeological Assessment. The study will be submitted to Council and to the Ministry of Tourism, Culture and Sport. Any features identified may be preserved "*in situ*" (on location) to ensure that the integrity of the resource is maintained. Excavation of any significant archaeological features by a licensed archaeologist may also be considered. If the site is determined to be significant the development may be prohibited.
3. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
4. Council may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fjords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

5. Any marine archaeological resource that is identified must be reported to the Ministry of Tourism, Culture and Sport immediately. The Ministry shall determine whether the resource shall be left on location or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sport.
6. Council may consider adopting archaeological Zoning By-laws under Section 34 of the *Planning Act* or other similar provisions, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.
7. Council may enter into a data-sharing agreement with the Ministry of Tourism, Culture and Sport to obtain archaeological site location information.
8. Applicants and Council shall consult First Nations where archaeological resources involve First Nations heritage sites or burial grounds. The applicant and/or Council shall seek the First Nation's advice on the manner in which these resources and features are to be dealt with.

6.3 HUMAN-INFLUENCED HAZARDS

The general location of active and closed waste disposal sites within the Planning Area is currently available. No other contaminated sites have been identified at this time. This mapping shall be used as a guide for the preparation of the Zoning By-law. Development on, abutting, or adjacent to lands affected by human-made hazards may be permitted only if the area has been rehabilitated to address and mitigate known or suspected hazards. Human-Influenced Hazards shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse affects.

1. Council shall amend the Official Plan and Zoning By-law, where applicable, as new information on human-made hazards becomes available.

6.3.1 CONTAMINATED SITES / BROWNFIELDS

There are lands in the Planning Area on which industrial, commercial, institutional and other land use activities took place in the past. These private and public lands and buildings may now be vacant, underused, derelict or abandoned and some may be contaminated. This Plan recognizes the benefits of the redevelopment of contaminated sites or brownfields, including economic development, the re-use of existing buildings, revitalization of neighbourhoods, more effective use of existing infrastructure, services and facilities, and often improvements of water, soil and air quality. Redevelopment of brownfield sites is encouraged by this Plan. Prior to considering proposals for redevelopment of potentially contaminated sites, Council shall be satisfied that the lands are suitable for the proposed use.

1. When a proponent submits an application to permit the reuse/redevelopment of lands that are known or suspected to be contaminated or contain contaminants, approval of the amendment will be contingent upon the completion of an assessment of the property in accordance with O. Reg. 153/04 Record of Site Condition Regulation. The proponent shall

submit a Record of Site Condition (RSC) that confirms that the site is suitable for the intended land use, as a result of a thorough site investigation which shall demonstrate that the site was not contaminated and therefore did not require remediation. The Record of Site Condition shall be filed on the Ontario Environmental Registry before Council grants approval to a planning application which would permit the development of a contaminated site.

2. If the site requires remediation, the completion of all remediation activities will be a prerequisite to any subsequent approvals (i.e, subdivisions, consents, rezoning, and site plan approval) that the development also requires.
3. A remedial action plan prepared in accordance with the "Guidelines for Use at Contaminated Sites in Ontario" may be required. Council may also require proponents to submit other studies or plans, in accordance with Ministry of the Environment requirements and regulations.

6.3.2 MINE HAZARDS

There may be abandoned mine sites in the Planning Area. Prior to undertaking any new lot creation, change in land use designation, or rezoning in the rural or agricultural areas, the Ministry of Northern Development and Mines (MNDM) may be contacted for updated information concerning mine hazards and in addition the parties involved shall conduct their own due diligence.

7 LAND DIVISION POLICIES

It is the general intent of the Official Plan that land division shall take place by registered plan of subdivision or plan of condominium. Where a plan of subdivision or plan of condominium is not necessary for the proper and orderly development of the Planning Area, applications for consent to sever land may be approved in accordance with the applicable policies of this section. When considering an application for a plan of subdivision, plan of condominium or consent to sever, Council shall give regard to the policies of this Plan and to the factors listed under Sections 50, 51(24) and 53 of the *Planning Act*. In addition, a determination should be made whether a “No Demand for Servicing Agreement” is required in accordance with Section 3.19 of this Plan.

7.1 PLANS OF SUBDIVISION / CONDOMINIUM

1. Prior to considering any applications for consent to sever lands, the Planning Board shall establish that a plan of subdivision or plan of condominium is not necessary for the proper and orderly development of the lands.
2. A plan of subdivision or plan of condominium shall conform to this Plan and shall normally be required in the following instances:
 - a. where more than three lots are to be created on a land holding;
 - b. where a road or an extension to an existing road is required;
 - c. where an extension to trunk mains for municipal sewage and/or water services is required; and
 - d. where it is necessary to ensure that surrounding lands are developed in a proper and orderly fashion.
3. Council may by by-law, deem all or part of a plan of subdivision not to be a registered plan of subdivision in accordance with Section 50 of the *Planning Act*.

7.2 CONSENT TO SEVER LAND

As noted, the preference of Council is for land division to occur through the plan of subdivision or plan of condominium process. However, in some instances, it is appropriate to consider land division through the consent to sever land process, as set out in the *Planning Act*. The policies of this Section address the consent process in certain parts of the Planning Area.

7.2.1 COCHRANE SETTLEMENT AREA

1. In the Cochrane Settlement Area, consents to sever an individual parcel of land may be permitted provided that:
 - a. it is clearly apparent that the resulting use of land will be in accordance with the policies of this Plan and that the resulting development will not lead to significant expense by the municipality for additional public works;
 - b. the size and shape of the parcel is appropriate for the use proposed;

- c. the parcel fronts on and has access to an existing opened and established public road that is maintained for year round use and which is of an acceptable standard of construction;
- d. the undue extension of any municipal sewer and/or water service is not required;
- e. unless specifically exempted by Council, all lots created by consent within the Cochrane Settlement Area shall be connected to the municipal sewer and water services; and
- f. the severed and retained portions are in conformity with the provisions of the Zoning By-law covering the site.

7.2.2 RURAL AREA

1. In the Rural Area, consents to sever an individual parcel of land may be permitted provided that:
 - a. it is clearly apparent that the resulting use of land will be in accordance with the policies of this Plan and that the resulting development will not lead to significant expense by the municipality for additional public works;
 - b. soil and drainage conditions are suitable to permit the proper siting of buildings, the supply of potable water and the installation of a sewage disposal system approved by the Ministry of the Environment or its designated agent;
 - c. in the case of permanent year round development, the proposed lot and the retained lot front on and have access to an opened public road, maintained for year-round use, which is of an acceptable standard of construction;
 - d. the proposed lot will not create a traffic hazard due to limited sight lines on curves or grades;
 - e. the effect of the proposed severance will not prevent access to any other parcel of land;
 - f. the proposed severance reflects good planning principles;
 - g. the location of the proposed use complies with the Minimum Distance Separation I Formula (MDS I) requirements;
 - h. the parcel to be severed and the retained parcel shall generally have a minimum frontage of 90 metres and a minimum area of between 0.8 and 2.0 hectares, unless it is clearly apparent in the circumstances that a hardship would be created if the minimum requirements were adhered to, and that the minimum requirements are not necessary for the proper and orderly development of the lands;
 - i. a building lot created by the consent process cannot be re-severed; and
 - j. the proposed lot does not contain high quality agricultural soils (Classes 1-3).
2. Notwithstanding Policy 1, a maximum of four severances plus one retained lot may be considered for every original 64 hectare section.

7.2.3 AGRICULTURAL AREA

The intent of the Plan is to limit consents in the Agricultural Area land use designation to protect lands for farming and farm-related activities. These policies are in addition to any other applicable

consent policies in this Plan and shall take precedence where there is a conflict with other policies in this Plan.

1. These policies apply to the Agricultural Area land use designation.
2. Consents for farm related purposes may be permitted on a limited basis provided that the proposed severance meets the criteria of Section 7.2.2, Policy 1, a) to i), in addition to the following:
 - a. the resulting lots are appropriate for the intended use;
 - b. the severed and retained lots comply with the Minimum Distance Separation Formulae (MDS I and MDS II, as applicable);
 - c. the physical or efficient operation of the farm unit and adjacent farms are not adversely affected. New lots shall wherever feasible, be located on poorer quality farmland.
 - d. in the Agricultural Area land use designation, a maximum of two severances plus one retained lot may be considered for every original 64 hectare section.
3. With regard to consents to sever land in the Agricultural Area, farm-related purposes include a lot for a farmer retiring from full time farm employment or for a son or daughter employed on or earning a majority of his or her income from the farm.

7.2.4 UNINCORPORATED AREAS

The unincorporated townships are areas that do not currently have municipal organization. The purpose of this part of the Plan is to provide a clear statement of public policies that will guide the planning and development in the unincorporated townships of the Cochrane and Suburban Planning Area. The intent of the Plan is to focus most growth and development in the Town of Cochrane. These policies are in addition to any other applicable consent policies in this Plan and shall take precedent where there is conflict with other policies in this Plan.

1. These policies apply to parts of the Geographic Townships of Brower, Kennedy, Fournier and Hanna lying within the boundaries of the Cochrane and Suburban Planning Area.
2. In areas without municipal organization, the focus of development activity will be resource activities and resource based recreational activities.
3. Plans of subdivision and plans of condominium shall generally not be permitted in areas without municipal organization.
4. Where a plan of subdivision or plan of condominium is not necessary for proper and orderly development, applications for consent to sever lands may be granted in accordance with the following policies. These policies are in addition to the land division policies of this Plan. Consent to sever an individual parcel of land in areas without municipal organization may be permitted provided that:
 - a. the resulting use of the land will be in accordance with the policies of this Plan;

- b. a maximum of two severances plus one retained lot may be considered for every original 64 hectare section;
- c. no additional building lots shall be permitted on Highway 11 unless the primary lot access is onto a concession road;
- d. a lot created through the consent to sever process cannot be further severed into additional parcels;
- e. the impacts of the consent will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities and/or the Province; and
- f. in the case of permanent year round development, the proposed lot and the retained lot front on and have access to an opened public road, maintained for year-round use, which is of an acceptable standard of construction.

7.2.5 EXCEPTIONS TO CONSENT POLICIES

- 1. Notwithstanding the consent policies of this Plan, consents may be also granted for the following purposes:
 - a. to correct lot boundaries or validate title;
 - b. to convey additional land to an adjacent lot (e.g. lot line adjustment) provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot;
 - c. to separate dwellings or structures legally in existence at the date of adoption of these policies;
 - d. to dispose of surplus dwellings when two or more parcels are consolidated; and
 - e. for municipal or other government purposes that adhere to good planning principles.

7.2.6 SHORT TERM CONSENT MONITORING POLICY

In order to monitor residential consents taking place within the Rural and Agricultural land use designations, a short-term control policy on such development is being applied in order to limit the number of new residential lots created by the consent process. As an overall control policy, consents for residential development shall generally be limited to 10 severances per year over a 5-year monitoring period to a maximum upset limit of 50 residential severances.

8 COMMUNITY IMPROVEMENT

Community improvement is a priority of Council. Community improvement may be generally defined to include public and private activities that maintain, rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities within the community. The Community Improvement provisions of the *Planning Act* allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

8.1 SELECTION OF COMMUNITY IMPROVEMENT AREAS AND PROJECT AREAS

1. The Cochrane Settlement Area and the Hamlets of Clute and Genier are identified as Community Improvement Areas.
2. The community improvement policies of this Plan are enabling policies under the *Planning Act*. It is the intent of Council that the Community Improvement Area of this Plan may be further designated by by-law, in whole or in part, as one or more defined Community Improvement Project Areas for which detailed Community Improvement Plans will be prepared.
3. Community Improvement Plans are created for various situations where there is an identified community need. Therefore, the designation of a Community Improvement Project Area, and the creation of a Community Improvement Plan, will be entirely at the discretion of Council. In general, Council may designate Community Improvement Project Areas to address one or more of the following issues/needs through a Community Improvement Plan:
 - a. deficiencies in water or sewerage systems;
 - b. substandard road conditions;
 - c. poor housing and/or building conditions;
 - d. conflicting land uses;
 - e. inadequate public parks, recreational or community facilities;
 - f. poor drainage conditions, safety and/or health hazards;
 - g. deficiencies in street lighting and/or sidewalks;
 - h. inadequate off-street parking;
 - i. ecological deficiencies in local lakes;
 - j. improvement of community energy efficiency; or
 - k. creation of affordable housing.
4. The provision of financial assistance in a Community Improvement Plan will be entirely at the discretion of Council.

8.2 IMPLEMENTATION OF COMMUNITY IMPROVEMENT PLANS

1. Community Improvement Plans will be implemented through the powers conferred upon Council by the *Planning Act*, the *Municipal Act*, and other applicable statutes. In particular:
 - a. According to need, Council will designate Community Improvement Project Areas under Section 28 of the *Planning Act*, followed by the preparation and adoption of Community Improvement Plans for designated areas.
 - b. Council may acquire land within a Community Improvement Project Area; clear, grade or otherwise prepare land for community improvement.
 - c. Council will use public funds acquired through appropriate municipal, provincial and federal programs to assist in implementing the Community Improvement Plan policies.
 - d. Council will encourage public participation during the preparation of the Community Improvement Plan.
 - e. Council will encourage the maintenance of property in accordance with the Cochrane Property Standards Bylaw.
 - f. Council will provide continued support for historical preservation through the application of the *Heritage Act*.
 - g. Council will encourage the rehabilitation of private buildings by advising owners of government subsidies and programs.

9 COMMUNITY FACILITIES AND DESIGN

While the spatial arrangement of land uses is an important element in promoting quality of life for residents, strong consideration must also be given to the elements of community design and community amenity. These elements must be considered in detailed design of development projects, as well as the provision of functional, attractive and accessible public spaces. This Section of the Plan contains policies that provide for adequate community facilities and high-quality community design.

9.1 PARKS, OPEN SPACE AND TRAILS

It is the intent of this Plan to ensure that adequate local parks and recreation facilities are provided in the community. Trails can serve as an alternative means of transportation within an urban environment. Within the existing built-up area and as new areas develop, green corridors linking these areas with existing or future recreational areas or activity centres should be provided.

1. The Cochrane Recreation Master Plan, as amended or reviewed from time to time, shall be used as a guide for Council in the provision of parks and recreation facilities, including trail systems.
2. In accordance with the provisions of the *Planning Act*, Council will require as a condition of development approval, a land dedication to the Town of Cochrane for park or other public recreational purposes. This land dedication will normally amount to 5% of the land proposed for residential purposes and 2% of the land proposed for commercial or industrial purposes. As an alternative parkland dedication standard, the Town of Cochrane may require land to be dedicated at a ratio of 1 hectare for each 300 residential units. These provisions apply unless an alternative cash-in-lieu contribution is approved by the Town.
3. Lands conveyed to the municipality for parkland dedication may be sold at any time, but the proceeds from the sale shall be kept in a special account which shall be used for park and public recreation purposes only.
4. In assessing parkland dedication requirements for a development proposal, designated natural heritage features and any hazard lands shall not be used in calculating the cash-in-lieu payment or for the purposes of fulfilling the parkland dedication requirement.
5. The Town of Cochrane may request cash-in-lieu for all or part of any required land dedication under the *Planning Act* under the following circumstances:
 - a. where the parcel of land is either too small or poorly located to meet parkland needs;
 - b. in an area that has excess parklands;
 - c. where the condition of the land is unsuitable for park purposes; or
 - d. where no opportunity exists to enlarge existing neighbourhood parks;

6. Where a payment of cash-in-lieu of the parkland dedication is accepted, Council shall keep the funds in a special account which shall be used for park and public recreation purposes only.
7. A system of parks, open space and trails linking the golf course in the north of the Cochrane Settlement Area via Small Lake, Commando Lake, Norman Lake and Hector Lake with the proposed conservation and educational habitat heritage site and proposed events centre in the south, shall be further developed as resources become available. In addition, a multipurpose circular corridor trail around the Cochrane Settlement Area to provide recreational access to hospitality services will be encouraged.

9.2 RESIDENTIAL AND GENERAL AMENITY

In order to improve the general amenity of the Planning Area and particularly to help protect residential areas from the effects of truck traffic, goods handling, noise, fumes and other non-residential activities, the Plan requires special restrictions that will be implemented in the Zoning By-law.

1. Appropriate buffering will be required between all land uses where there may be a conflict and where a use may detract from the enjoyment and functioning of adjoining residential uses. Such buffering is to be in sufficient amounts to minimize as far as possible any ill effects, be appropriate to the particular conditions encountered and may include combinations of the following:
 - a. vegetation in the form of landscaping, trees and bushes and grassed areas; or screening such as walks, fences, trellis works or other appropriate structures;
 - b. separation by extra distances between uses and the prohibition of parking, loading and outside storage adjacent to residential areas;
 - c. regulation of lighting and signs so that they are deflected away or shielded from the residential uses.

9.3 PARKING AND LOADING

1. Adequate parking and loading spaces will be required in clearly defined areas for all new development, redevelopment and the conversion of buildings from one use to another. This will include not only space for owners, residents or employees, but also for visitors or customers. Provisions for the quantity and design of parking areas shall be set out in the Zoning By-law.
2. No parking will be permitted in residential yards unless proper accommodation for vehicles or specially designed areas are provided.
3. All parking areas shall be attractively designed and landscaped in sufficient amount to improve their appearance.

4. The keeping of derelict vehicles and the salvaging of parts from vehicles shall only be permitted in areas specially designed in the Zoning By-law for this purpose.

9.4 HOUSING POLICY

Generally, this Plan aims to promote residential and urban amenity in the Cochrane Settlement Area by encouraging a high standard of property maintenance and the provision of an ample and varied supply of dwelling types to cater to the needs of all income groups. While it is expected that single detached dwelling units will continue to be a popular housing form, there may be increased demand for multiple dwelling forms including row housing and apartments.

1. Council may prepare a Housing Policy Statement, and the Community Improvement Policies of this Plan may be used as a guide for Council to undertake housing initiatives to upgrade the overall appearance and condition of existing housing stock and the surrounding area.
2. It is the policy of Council to permit the construction of multiple dwellings and apartments in suitable locations in the Residential Neighbourhoods, Central Business Area and Central Transition Area land use designations.
3. As a guideline to encourage the creation of affordable housing, including rental accommodation, the Town of Cochrane has established the following residential density ranges for the Cochrane Settlement Area:

Density Category & Typical Dwelling Types	Density Ranges (units/net ha)
Low Density (single-detached, semi-detached, duplex)	10 to 16 u/net ha
Medium Density (multiple dwellings, townhouses)	17 to 39 u/net ha
High Density (apartments)	40 or higher u/net ha

4. In order to maintain a sound housing stock, Council will encourage local residents to maintain or rehabilitate their properties. In addition, Council will implement a maintenance and occupancy by-law to encourage a high standard of maintenance on all properties and to ensure the preservation of the existing housing stock for future use.

10 SERVICES AND ROADS

It is the intent of this Plan to promote cost-effective development standards to minimize land consumption and development costs. Infrastructure and public service facilities will be provided in a coordinated, efficient and cost effective manner to accommodate projected needs. Transportation systems should be provided that are safe, energy efficient, facilitate the movement of people and goods, and that are appropriate to address projected needs. Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements.

It is the intent of Council to provide a system of municipal services, facilities and roads to serve the needs of residents, while at the same time taking into account the financial capability of the municipality. Council will also address present deficiencies and ensure that all new development in the Cochrane Settlement Area is serviced with piped municipal services. In areas outside the Cochrane Settlement Area, it is the intent of Council to maintain the present level of services. Outside the Settlement Area, water and sewer shall be on the basis of private services. The provision of municipal services, facilities and roads shall be budgeted and undertaken to guide development in an orderly way with the goal of providing an adequate level of services, facilities and roads in all parts of the municipality. New development in areas where an adequate level of public works and services are not provided or ensured will be considered premature.

All matters related to "small" (those having a daily treatment capacity of less than 10,000 L/day) subsurface systems have been within the purview of the Ontario Building Code, whereas, "large" (those having the ability to treat over 10,000 L/day of sewage) systems are approved by the MOE, in accordance with Section 53 of the *Ontario Water Resources Act*.

10.1 MUNICIPAL WATER AND SEWAGE SERVICES

1. New development or redevelopment in areas where an adequate level of municipal services and facilities cannot be provided or ensured shall be considered premature.
2. Municipal sewage services and municipal water services are the preferred form of servicing in the Cochrane Settlement Area. Intensification and redevelopment within the Cochrane Settlement Area on existing municipal sewage and water services will be promoted, wherever feasible.
3. All development in the Cochrane Settlement Area shall be connected to the municipal water and sewage systems.
4. Lot creation in the Cochrane Settlement Area shall only be allowed only if there is confirmation of sufficient reserve capacity within municipal sewage services and municipal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

5. New development and service extensions shall be phased to promote the efficient use of land and infrastructure, so that service extensions and construction occur in a logical progression.

10.2 PRIVATE INDIVIDUAL WATER AND SEWAGE SYSTEMS

1. It is intended that individual on-site sewage services and individual on-site water services shall be used for all development outside the Cochrane Settlement Area, provided lot conditions are suitable for the long-term provision of such services according to the requirements of the Ministry of the Environment guidelines on individual private wells and individual on-site sewage systems. New development on private communal sewage services and private communal water services shall not be permitted beyond the Cochrane Settlement Area. Section 7 – Land Division policies shall apply when lot creation is proposed on private services.
2. All private sewage and water systems shall be subject to the approval of the Ministry of the Environment or its designate.
3. Council will not assume ownership of communal water and sewage systems and will not support development proposals where a communal water and/or sewage system is required.
4. Only dry industrial uses are permitted on lots serviced by private individual sewage and water services. For the purpose of this policy, dry uses are considered to be uses which use water for domestic purposes only and which result in the production of domestic sewage. Domestic sewage shall not include plant or chemical effluent of any type used in a manufacturing process. This policy shall not apply to mining, forestry or farming uses.
5. A hydrogeological assessment shall be required for proposals on lots which are smaller than 1 hectare.
6. Where a Servicing Options Study has concluded that multiple lot/unit development serviced by individual on-site services is appropriate, proposals for development or redevelopment serviced in this manner shall be assessed for the adequacy of groundwater quality and quantity and potential impacts on groundwater in accordance with the requirements of Ministry of the Environment technical guidelines on private wells systems. In considering impacts on groundwater quality and quantity, Council may require a hydrogeological assessment, according to MOE Guidelines.

10.3 PARTIAL SERVICES

1. The use of municipal water in conjunction with private sewage disposal services shall be discouraged, except where necessary to address failed services. Where this development occurs, the Town may pass a temporary use by-law which would establish a maximum period for which the partial servicing may occur and limit the sewage effluent to 4500 litres per day.

10.4 ACTIVE AND CLOSED WASTE DISPOSAL SITES

The current municipal waste disposal site is located outside of the Planning Area in the unincorporated Township of Fournier, west of the Frederick House River. This landfill site is in the process of expansion and should have adequate capacity for approximately 30 years. The former landfill site operated by the Town of Cochrane on Lot 22, Concession 2 of the Township of Glackmeyer was closed in 1999. Tembec has a waste site located in Lamarche Township.

1. Municipal waste disposal facilities shall be planned in accordance with the requirements of the *Environmental Assessment Act*. Liquid waste disposal facilities must be approved under a certificate of approval from the Ministry of the Environment.
2. The re-use of land that was formerly used for waste disposal purposes within the past 25 years will require approvals in accordance with Section 46 of the *Environmental Protection Act*.
3. Any development proposed within 500 metres of the boundaries of an existing or closed waste disposal site shall be restricted unless it has been demonstrated that there will be no adverse effects from the landfill site such as leachate, gas migration, noise, odour, smoke and other problems associated with the site are not present. The proponent will be required to prepare appropriate technical studies to address these and other issues to the satisfaction of the municipality, in accordance with the Ministry of the Environment guidelines.
4. Council shall plan for waste management systems that are of an appropriate size and type to accommodate present and future requirements, and that facilitate and promote the reduction, reuse and recycling of wastes.

10.5 ROADS AND TRANSPORTATION

The municipal road system consists of a hierarchy of provincial and local roads, both permanent and seasonal. The function of Provincial Highways 11, 579 and 652 is primarily to accommodate through traffic. Restrictions with respect to access, signage and land uses adjacent to provincial roads will apply in accordance with standards set out by the Ministry of Transportation. The primary function of local roads is to provide access to adjacent properties.

1. Council will continue to improve local roads as funds become available. Road alignments, widths, layout and construction standards will be appropriate to the functional classification of the road, projected traffic volumes and current design standards.
2. New roads shall be constructed to municipal standards prior to their assumption by the municipality.
3. Council will review the status of local roads on a regular basis to determine level of service and maintenance to be provided.

4. Standards and regulations with respect to minimum setbacks from roads, and parking and loading requirements may be established in the Zoning By-law.
5. In order to improve the amenity of residential areas, Council will improve transportation patterns and discourage the use of residential streets by truck traffic.
6. As an alternate truck route, Council will examine the feasibility of constructing a by-pass road connecting Highway 11 (south of Cochrane) to Highway 652 (east of Cochrane). The future alignment of the road would be defined through an Environmental Assessment process.
7. Council will continue to support accessible transit services for residents with disabilities.

10.5.1 PROVINCIAL HIGHWAYS

Provincial Highways in the Cochrane Planning Area include Highway 11, Highway 579 and Highway 652.

1. In addition to all the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within the Ministry of Transportation (MTO)'s permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA), will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within MTO's permit control areas will be subject to MTO's policies, standards and requirements.
2. Proponents seeking planning approvals to allow residential or other noise-sensitive land uses within 250 m of a provincial highway may be required to submit a Noise Study to identify appropriate noise mitigation measures. Where required, noise studies shall be prepared by qualified individuals according to the Ministry of Environment's publication, "Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation".
3. Direct access onto a provincial highway will be discouraged and often prohibited. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of MTO's access management practices and principles.
4. Only those land uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to and in close proximity to the MTO patrol yard.
5. In addition to all the applicable municipal requirements, all proposed development located in the vicinity of a provincial highway within the Ministry of Transportation's permit control area under the *Public Transportation and Highway Improvement Act*, shall also be subject to the Ministry of Transportation's approval.

6. A transportation study, prepared by a professional and certified engineer may be required by a proponent to address both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of the development.
7. The Ministry of Transportation's policy is one highway entrance for one lot of record. Back lot development cannot use another entrance for access to a provincial highway.
8. Any new proposed access connection (i.e. public road or signalized intersection into a provincial highway shall meet the Ministry of Transportation's access management practices and principles.
9. Any proposes for snowmobiles or trail crossing of provincial highway will require the prior approval of the Ministry of Transportation. Trails located along the right-of-way of a provincial highway are not permitted.
10. A drainage/stormwater management report/plan shall be prepared by the proponent, and reviewed and approved by the Ministry of Transportation for those developments located adjacent to, or in the vicinity of, a provincial highway whose drainage would impact the highway and/or downstream properties.
11. Outdoor storage and loading areas shall be visually screened or appropriately locates so as to not be visible to the travelling public.
12. Entrances serving home occupations, industry or businesses located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future, and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
13. Wind turbines located adjacent to a provincial highway will be set back a minimum distance measured from the limit of the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

10.5.2 UNOPENED ROADS AND PRIVATE ROADS BEYOND THE COCHRANE SETTLEMENT AREA

The creation of new private roads, or access roads over Crown Land, or extensions to existing private roads is not permitted except as provided for in this Plan. All owners of properties that will be accessed by a private road, or an access road over Crown Land, or extensions of existing roads, may be required to enter into an agreement with the municipality, to be registered on title of all of these affected properties, to indemnify the municipality and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.

1. Unless it is clearly in the public interest, no new roads shall be opened in areas outside the Settlement Area boundary. An individual may, however, request that a road be opened, provided that:
 - a. the road is opened at the individual's expense; and
 - b. the individual enters into a development agreement with the municipality for opening the road and bringing the road up to the minimum municipal road standards for assumption purposes.
 - c. Unless it is clearly in the public interest, existing private roads will not be assumed by the municipality and no responsibility for access, snow removal, maintenance or use by school busses or public or private vehicles is acknowledged.

10.5.3 RAILWAY CORRIDORS

This Official Plan recognizes that railway transportation has historically and continues to be important in the Cochrane's development.

1. Where planning approvals are required to allow for development or redevelopment near a railway corridor, consideration shall be given to the impacts of noise and vibration.
2. Where noise-sensitive land uses are proposed within 500 m of a railway corridor, a Noise Study may be required, typically if the sound levels from transportation noise are expected to exceed the noise criteria by more than 5 dBA. The requirements for a Detailed Noise Study are outlined in the Ministry of Environment publication, "Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation."
3. Planning applications for residential or other noise-sensitive land uses shall be permitted only where Council, in consultation with Ontario Northland Railway (or any successor), is satisfied that appropriate noise mitigation measures will be implemented at the time of development.
4. In lieu of the site-specific studies addressed above, the Municipality, in consultation with Ontario Northland, may undertake a comprehensive study prepared in accordance with applicable provincial policies and guidelines with respect to noise and land use compatibility

to determine appropriate noise mitigation measures to be incorporated into new development proposed in close proximity to rail corridors. Any such study shall be updated on a regular basis to reflect current rail operating conditions.

10.6 STORM DRAINAGE

1. All new development shall be provided with adequate storm drainage facilities connected to storm sewers or stormwater management facilities.
2. The design and construction of all storm sewers and improvements to watercourses shall have sufficient depth and capacity to serve all areas that may ultimately be connected to the system.
3. New development shall consider the impacts of stormwater quantity and quality of the lands and waters downstream. Stormwater Management Plans, consistent with the intent and objectives of the Ministry of Environment's Stormwater Management Planning and Design Manual shall be required as a condition of development approval for any plan of subdivision, industrial development proposal or any other large scale development within the Town. Proposed developments may be required to incorporate stormwater management practices directed to minimize stormwater volumes and contaminants, and increasing or maintaining the extent of vegetative and pervious surfaces. In some cases, proposed stormwater management facilities may require approval under the *Ontario Water Resources Act*.
4. A construction mitigation plan shall outline means to reduce or eliminate nutrient inputs during construction. The storm water management plan shall be submitted to the municipality for approval and approved recommendations from the plan shall be implemented through the development approval process.
5. The municipality will, where feasible, divert storm drainage away from Commando Lake, and, where feasible, other sensitive lakes in the Settlement Area, in order to improve the aesthetics and quality of the lake.
6. The Ministry of Transportation may require that a copy of a storm water management plan outlining the intended treatment of the calculated runoff should be submitted to the ministry for review and approval for development adjacent to a Provincial Highway.

11 IMPLEMENTATION

This Plan shall be implemented by means of the powers conferred upon Council and Planning Board, and other public agencies by the *Planning Act* and other applicable statutes.

11.1 CONSISTENCY OF PLANNING DECISIONS WITH PROVINCIAL POLICY STATEMENTS

The current Provincial Policy Statement came into effect on March 1, 2005. The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied in each situation. Planning Board, Council and other decision makers should read all of the relevant policies of the Provincial Policy Statement as if they are specifically cross-referenced with each other.

1. All land use planning decisions shall be consistent with the policies of this Plan and the Provincial Policy Statements issued from time to time under the *Planning Act*.
2. In addition to the above, land use planning decisions shall consider the following factors:
 - a. the impact on adjacent and nearby uses;
 - b. the character of the surrounding area;
 - c. the conditions and character of the site;
 - d. the impact on the environment;
 - e. the desirability and appropriateness of the proposed use;
 - f. the benefits to the municipality;
 - g. the general purpose and intent of the Official Plan and Zoning By-law; and
 - h. the findings of any required supporting technical studies and other supporting documentation.

11.2 NON-CONFORMING USES

The land use schedules and policies of this Plan represent a concept for the future land use pattern in the Planning Area. It is recognized, however, that some existing uses of land will not conform to this concept and it is likely that this situation may persist for some time. Moreover, these uses have generally been established for a number of years and a measure of stability exists between them and their neighbours. While a conscientious planning program would not seek to deliberately foster a mixture of uses that were believed to be detrimental to each other, it must be recognized that there are situations which can continue without causing any serious adverse results.

1. Nothing in this Plan shall affect the continuance of uses legally established on the date that the Plan was adopted whether or not they conform to this Plan.

2. Where an existing use of land does not conform with the land use designation shown, or to any other applicable policy in this Plan, it may, notwithstanding these policies, be zoned in any Zoning By-law in accordance with the present use and performance standards, provided:
 - a. the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent conforming uses;
 - b. it does not constitute a danger or nuisance to surrounding uses by virtue of a hazardous nature, environmental threat, traffic hazard or other detrimental characteristic; and
 - c. it does not interfere with desirable development in adjacent areas that are in conformity with this Plan.
3. Where an existing use in one or more of these respects is incompatible, it may be made a non-conforming use in any Zoning By-law with the intent that the use will eventually terminate.
4. Where a use of land does not conform with the land use designation shown, or to any other applicable policy in the Plan, but is nevertheless reasonably compatible with other uses in its vicinity and is a non-conforming use in any Zoning By-law it may be permitted to expand or redevelop in accordance with the provisions of Section 45 of the *Planning Act*.

11.3 LOTS OF RECORD

Vacant lots that are legally in existence as of the date of adoption of this Plan may generally be used for building purposes in accordance with the land use policies of this Plan provided they front on a publicly maintained road and can be adequately serviced with either private and/or public services

11.4 ZONING BY-LAW

Council shall pass a Zoning By-law under the provisions of Section 34 of the *Planning Act*. The Zoning By-law shall make provisions for appropriate development standards and zone land in accordance with the general intent and policies of this Plan.

11.4.1 HOLDING BY-LAW

Within the Zoning By-law, Council may use holding provisions under Section 36 of the *Planning Act*. Where the principal use of the lands has been established, a holding symbol may be placed on the lands to limit or prevent the use of the lands until such time as Council is satisfied that further development may take place.

1. Where there is an intention by Council to apply holding provisions, the land subject to the holding provisions must be zoned for its future intended use. The addition of the holding zone "H" suffix to the zone category shall indicate that development of the site cannot take place until the suffix is removed.

2. The holding zone "H" suffix shall be attached to the appropriate zone category and identified on the zone map.
3. The holding zone "H" suffix may be removed when the following conditions have been met:
 - a. the proponent has entered into a subdivision agreement with the municipality, where required.
 - b. the proponent has entered into a site plan control agreement with the municipality, where required.
 - c. in the case of an application for land division, the proponent has met all conditions of approval.
4. Once the holding provisions are removed, the applicable zone provisions and zone standards of the zone category from which the holding zone "H" suffix was removed shall apply.

11.4.2 TEMPORARY USE BY-LAW

Within the Zoning By-law, Council may use temporary use provisions under Section 39 of the *Planning Act* to permit the temporary use of land, buildings or structures in defined areas for a prescribed period of time for any purpose set out therein that is otherwise prohibited by the zoning bylaw. The temporary use by-law shall be consistent with the intent of the Official Plan.

1. The prescribed period of time for a garden suite shall not exceed twenty years, while a maximum three year period is prescribed in all other cases.
2. Council shall ensure that the proposed use is not detrimental to the existing uses in the area and that the proposed use is temporary in nature and shall not entail large capital expenditure or major construction so that the owner does not experience hardship in reverting to the original use upon termination of the temporary use provisions.
3. Council may, by by-law, grant further periods of not more than three years in which the temporary use is authorized. Garden suites shall be permitted only as long as the original occupant for whom the use was intended still occupies the garden suite.

11.4.3 ZONING BY MINISTER

The Minister may by order under Section 47 of the *Planning Act* to exercise any of the powers conferred upon Council by Sections 34, 38 or 39 of the *Planning Act*.

11.5 INTERIM CONTROL BY-LAW

Where Council has, by by-law or resolution, directed that a review or study be undertaken in respect of land use policies in the municipality or in any defined areas thereof, Council may pass an Interim Control By-law under Section 38 of the *Planning Act* to be in effect for a period of time specified in the by-law. Such period of time shall not exceed one year from the date of passing thereof, prohibiting the use of land, buildings or structures within the municipality or within any defined area

or areas thereof for, or except for, such purposes as are set out in the by-law. Council may amend the by-law to extend the period of time during which it will be in effect, provided the total time does not exceed two years from the date of passing of the interim control by-law.

11.6 SITE PLAN CONTROL BY-LAW

Council may pass a site plan control by-law under Section 41 of the *Planning Act* to designate all or part of the municipality as a site plan control area. The intent of the site plan control area is to improve the efficiency of land use and servicing and to encourage a more attractive form of development.

1. As a condition of approving plans and drawings for development, Council may require the provision, and where appropriate, the maintenance of the following matters to the satisfaction of the municipality:
 - a. access facilities;
 - b. off-street parking and loading facilities;
 - c. walkways and other means of pedestrian access;
 - a. grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from land;
 - d. conveyance of easements for servicing;
 - e. on-site lighting;
 - f. site landscaping and screening devices; and
 - g. facilities for the storage of garbage and other waste.
2. All of the land within the corporate boundary of the Town of Cochrane is hereby designated as a proposed site plan control area.
3. Council may pass a site plan control by-law to control the following developments:
 - a. commercial uses;
 - b. industrial uses;
 - c. multiple residential uses containing more than four dwelling units;
 - d. mobile home parks; and
 - e. institutional uses.
4. The following developments are exempt from site plan control:
 - a. single detached dwellings and any other class of dwelling to a maximum of four dwelling units;
 - b. recreation uses;
 - c. open space uses;
 - d. public uses;
 - e. public utilities; and
 - f. rural uses.

11.7 PRE-APPLICATION CONSULTATION AND PRESCRIBED INFORMATION FOR PLANNING APPLICATIONS

1. In accordance with the enabling legislation in the *Planning Act*, the Town of Cochrane requires applicants to consult with staff prior to formal submission of planning applications. During the pre-consultation, staff shall determine which studies and information the applicant must submit at the time of application submission.
2. Although the *Planning Act* does not require it, proponents are strongly encouraged to consult and engage with the community and Aboriginal groups early in the planning process in order to identify potential issues, opportunities, and mitigation measures for any adverse impacts, prior to finalizing the application(s).
3. Depending on the nature of the proposed development and planning application, the Town of Cochrane may require the following studies or additional information to deem applications complete and to properly evaluate a development application. Any such studies, and any peer reviews that may be required, shall be at the expense of the applicant/proponent:
 - Planning Rationale
 - Heritage Impact Assessment
 - Environmental Impact Statement
 - Transportation Impact Study
 - Minimum Distance Separation
 - Drainage/Stormwater Management Report/Plan
 - Geotechnical Study
 - Hydrogeological Study
 - Erosion and Sediment Control Plan
 - Noise/Vibration Study
 - Sun-Shadow Study
 - Fisheries Assessment
 - Shoreline Riparian Control Study
 - Archaeological Assessment (land/marine)
 - Technical studies to address land use compatibility issues
 - Record of Sites Conditions (RSC)
 - Lakeshore Capacity Assessment
 - Confirmation of capacity to dispose of hauled sewage
 - Servicing Options Study

11.8 ENVIRONMENTAL IMPACT STATEMENTS

1. Where required, an Environmental Impact Statement (EIS) shall be prepared by an individual(s) with appropriate environmental qualifications, and shall include, but not be limited to:

- a. A description of the existing natural environment, including natural features and ecological functions, that may be affected by the proposed development;
 - b. A description of the potential impacts of the proposed development on the natural features and the ecological functions for which the area is identified;
 - c. Suggested development alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and
 - d. Recommended monitoring activities.
2. Where required, no planning approval will be granted until an EIS has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of Environmental Impact Assessments.
 3. Where significant woodlands, significant wildlife habitat, significant valleylands or other natural heritage features are identified, development and site alterations shall not be permitted for:
 - a. Any development permitted under the policies of this Plan within the feature;
 - b. Any development permitted under the policies of this Plan within 120 m of the feature; unless an EIS demonstrates that there will be no negative impacts on the natural heritage features or on its ecological functions.

11.8.1 SCOPED EIS

1. In cases where the development constitutes a relatively minor undertaking (such as construction on a single residential lot), or one that barely encroaches within the adjacent lands zone, municipal planning staff can exercise some discretion and request that the proponent prepare a scoped EIS or a preliminary ecological site assessment. This typically involves a simple checklist approach of planning issues that only addresses the key issues identified at the initial assessment stage.

11.8.2 FULL SITE EIS

1. For more complex proposals, such as plans of subdivisions/condominiums, and resort/recreational developments (e.g., marinas), a full site EIS is the appropriate mechanism for demonstrating that development can meet the test of municipal and provincial natural heritage policies. Components of a full site EIS typically include consideration of the following:
 - a. A detailed description of the natural heritage attributes of the study area, including terrain setting; soils; geology; groundwater and surface water resources; vegetation communities; fish and wildlife communities and habitat; and delineation of the precise boundaries of the natural heritage feature(s);
 - b. A characterization of the existing ecological, hydrological, and hydrogeological functions performed by the significant feature(s);
 - c. A detailed description of the proposed development, including building type and density, servicing (sewage disposal, water supply) and infrastructure (roads, stormwater management, etc.);

- d. A prediction as to potential impacts (direct, indirect and cumulative) of the development on the natural and physical environment;
 - e. The identification and evaluation of measures/options to avoid, reduce or otherwise mitigate impacts to meet the standard of no loss of feature and function;
 - f. The selection of a preferred mitigation/rehabilitation strategy;
 - g. A summary of predicted net effects after the application of mitigation compared to overall environmental targets and standards; and
 - h. An evaluation of the need for and the elements of a monitoring program to assess the effectiveness of the preferred mitigation/rehabilitation strategy.
2. Additional guidance regarding the specific technical requirements of an EIS and the approach that should be taken for the preparation of an EIS within the context of a typical municipal planning process are discussed further in MNR's Natural Heritage Reference Manual.

11.9 TARIFF OF FEES BY-LAW

Council may pass a by-law under the provisions of Section 69 of the *Planning Act* to establish a tariff of fees for the processing of planning applications. The tariff shall be designed to meet only the anticipated costs incurred by the municipality in processing each type of planning application.

Council shall be entitled to submit the planning application to a registered professional planner, engineer or other consultant for a professional opinion as to the compliance of the proposed development with the policies of this Plan and other such matters as Council shall deem advisable. All fees and other costs associated relating to the consultant's advice as well as reasonable municipal costs associated with the application shall be paid for by the applicant.

Council shall review the Tariff of Fees By-law from time to time and revise the tariffs as processing costs change.

11.10 PROPERTY STANDARDS BY-LAW

The enforcement of minimum standards for the maintenance and occupancy of individual properties is important to the health, safety and welfare of residents.

Council may pass a by-law prescribing standards for the maintenance and occupancy of property. The purpose of the by-law is to encourage the proper maintenance and repair, and establish standards of occupancy for all private property.

Council shall undertake to keep in a fit and well-maintained condition all municipally owned properties and structures.

12 ADMINISTRATION

12.1 OFFICIAL PLAN AMENDMENTS

The Planning Board shall monitor the Official Plan on a regular and ongoing basis in order to ensure the continued appropriateness of the Plan and to determine the need for amendments to provide for changing circumstances in the Planning Area. An amendment to the Official Plan shall be required any time that changes are made to the Official Plan policies or land use schedules.

12.2 TECHNICAL AMENDMENTS

No notice or public meeting shall be required for technical amendments to this Plan. Technical amendments include such matters as; the updating of legislation references, the renumbering of sections and the correction of typographical or grammatical errors provided the technical amendments do not result in any policy changes.

12.3 FIVE YEAR REVIEW

Council shall, not less frequently than every five years, hold a special meeting of Council, open to the public, to determine the need for a revision of the this Plan, as required under Section 26 of the *Planning Act*.

12.4 COMMITTEE OF ADJUSTMENT

Council may appoint a Committee of Adjustment to grant minor variances and extensions to non-conforming uses and to interpret the provisions of the Zoning By-law in accordance with the provisions of the *Planning Act*, and to make decisions on matters related to the Fence By-law.

12.5 INTERPRETATION OF PLAN

The intent of this Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended. Appropriate minor variations may be made to these and to other policy statements herein where they are deemed to be necessary for the desirable development of the Planning Area, provided the general intent and purpose of this Plan is maintained.

12.6 SETTLEMENT AREA BOUNDARY EXPANSION

A planning authority may allow the expansion of a Settlement Area boundary only at the time of a comprehensive review and only where is has been demonstrated that the proposed expansion is in accordance with the policies of the Provincial Policy Statements issued from time to time under the *Planning Act*.

13 SCHEDULES

The Schedules to this Plan include:

- Schedule A – Urban Land Use Designations;
- Schedule B – Rural Land Use Designations; and
- Schedule C – Natural Heritage Features and Development Constraints

The Schedules may be revised without the need for an Official Plan Amendment only to reflect updated information from the Ministry's Natural Resource Values Information System.

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Official Plan for the Cochrane and Suburban Planning Area
Official Plan Schedule A
Urban Land Use Designations
Consolidation: December 10, 2018

- Settlement Area Boundary
- Residential Neighbourhood Area
- Central Business Area
- Central Transition Area
- Linear Mixed Use Commercial Area
- Linear Mixed Use Commercial Area - Special
- Industrial Area
- Provincially Significant Wetland (PSW)
- Parks and Open Space
- Mobile Home Area

- Provincial Highway
- Local Roads
- Ontario Northland Railway

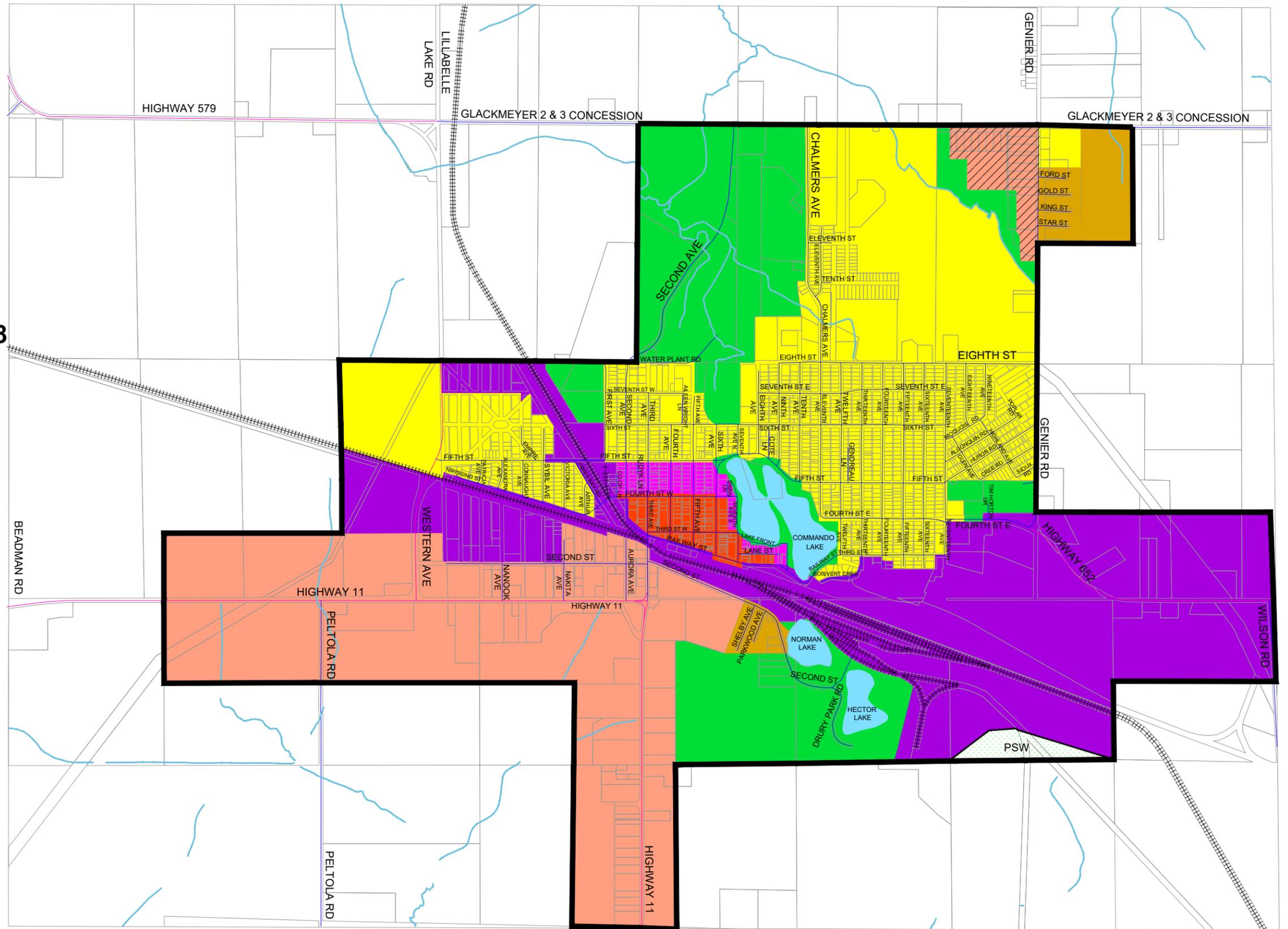
Rivers and Streams

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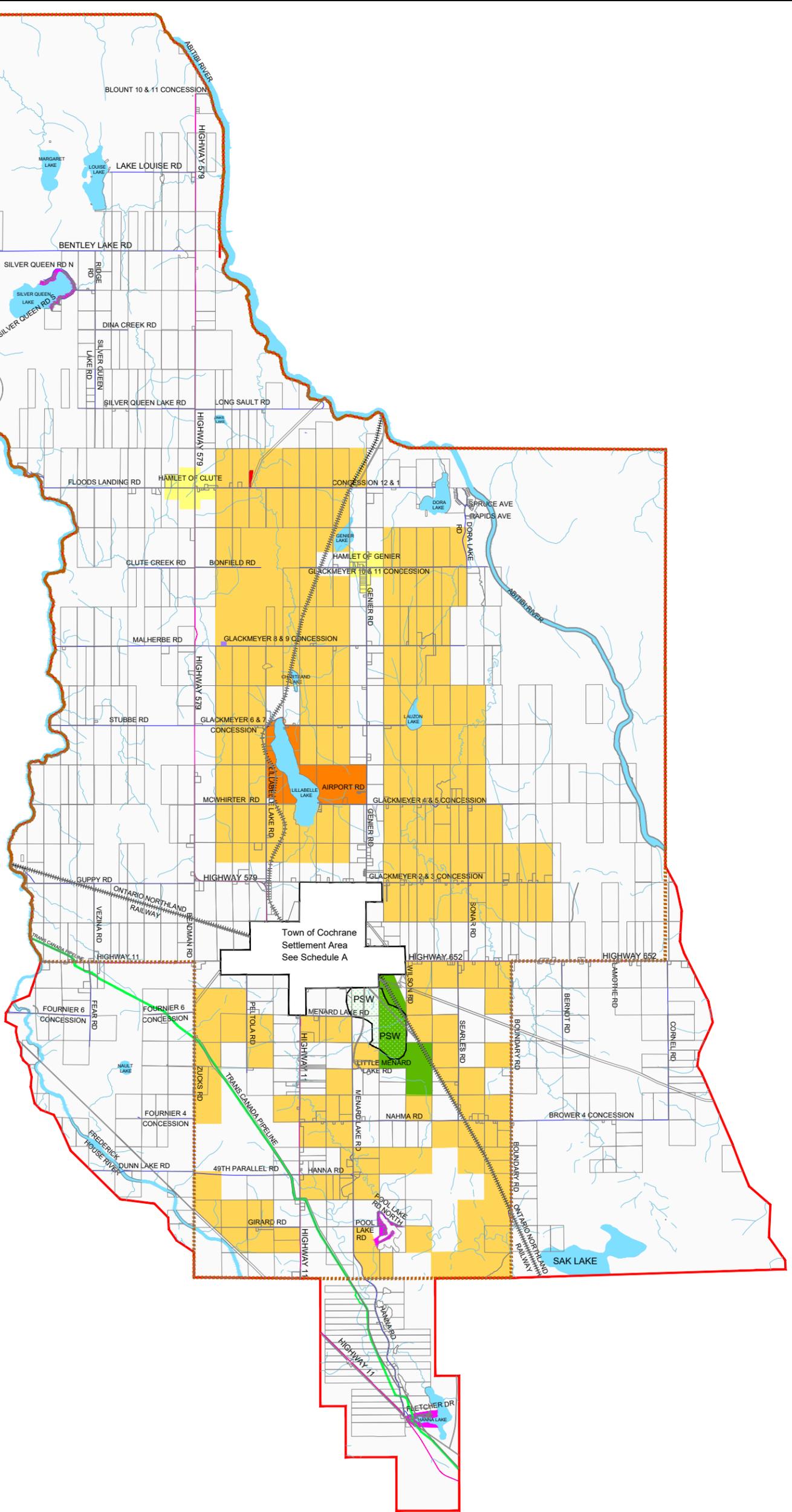
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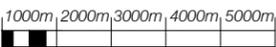


**Official Plan for the Cochrane
and Suburban Planning Area**
**Official Plan
Schedule B**
Rural Land Use Designations
Consolidation: December 10, 2018

- Settlement Area Boundary
- Agricultural Area
- Hamlet Area
- Provincially Significant Wetland (PSW)
- Aggregate Removal Area
- Active
- Surrendered
- Shoreline Development Area
- Conservation Reserve
- Rural Area
- Airport
- Provincial Highway
- Local Roads
- Ontario Northland Railway
- Trans Canada Pipeline
- Municipal Boundary
- Planning Area
- Rivers and Streams



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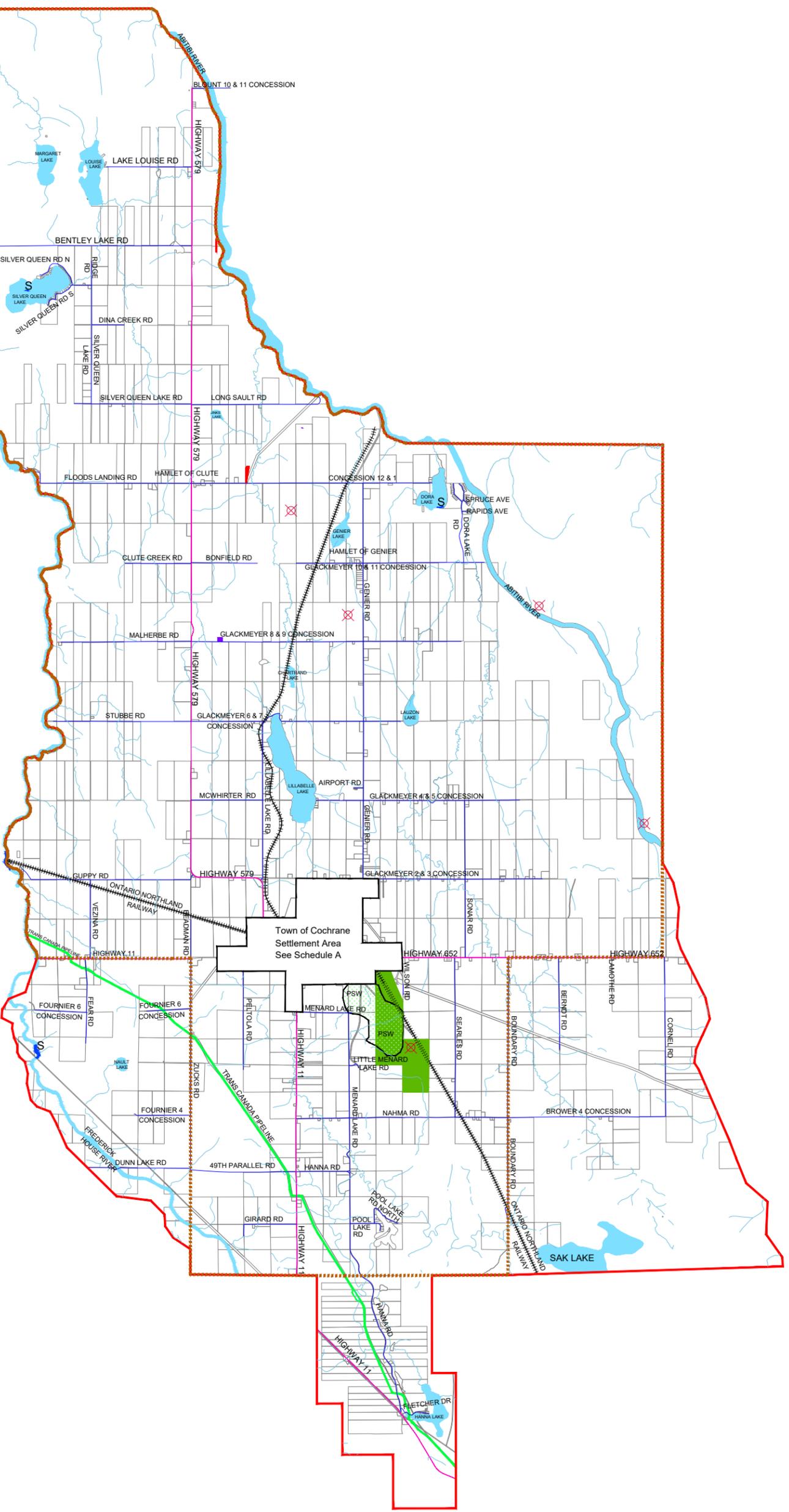
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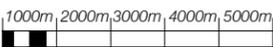
Official Plan for the Cochrane and Suburban Planning Area
Official Plan Schedule C
Natural Heritage Features and Development Constraints
Consolidation: December 10, 2018

- Settlement Area Boundary
- Provincially Significant Wetlands (PSW)
- Conservation Reserve
- Nesting Site
- Spawning Area
- Provincial Highway
- Local Roads
- Ontario Northland Railway
- Trans Canada Pipeline
- Municipal Boundary
- Planning Area
- Rivers and Streams

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