

**THE  
VILLAGE OF SOUTH RIVER**

---

**OFFICIAL PLAN**



**BRY-CO ENGINEERING LTD.**  
CONSULTING ENGINEERS & PLANNERS  
NORTH BAY, ONTARIO

JULY 1991

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**MINISTRY OF MUNICIPAL AFFAIRS**

The Joint Official Plan of the South River-Machar Planning Area, adopted by the Council of the Township of Machar by By-Law No. 15-81 on July 28, 1981 and approved by the Ministry of Municipal Affairs on December 13, 1982, having been recommended for repeal by the Council of the Township of Machar, has been repealed insofar as it applies to the Planning Area of the Village of South River, by By-Law No. 5-91 in accordance with Section 17 of The Planning Act, 1983, on the 28th day of January 1991 .

The Official Plan for the Village of South River, which has been adopted by the Council of the Village of South River is hereby approved in accordance with the provisions of Section 17 of The Planning Act, 1983, as the Official Plan for the Village of South River.

Date \_\_\_\_\_

RESOLUTION OF THE COUNCIL  
OF THE  
VILLAGE OF SOUTH RIVER

MOVED BY: Dona Brown

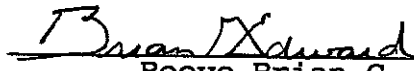
RESOLUTION NUMBER: 152-91

SECONDED BY: Jim White

DATE: June 10, 1991

RESOLVED that the Council of the Village of South River does hereby request the Council of the Township of Machar to repeal the Joint Official Plan of the South River-Machar Planning Area, insofar as it applies to the Planning Area of the Village of South River.

Carried: Brian G. Edward

  
\_\_\_\_\_  
Reeve Brian G. Edward

  
\_\_\_\_\_  
Clerk-Administrator Gerald A. Hall

CERTIFICATE PAGE FOR OFFICIAL PLAN

OFFICIAL PLAN

FOR

VILLAGE OF SOUTH RIVER

The attached Schedules "A", "B", and "C", explanatory text and Appendices "A" and "B" constituting the Official Plan of the Village of South River, as recommended by the Council of the Village of South River has been adopted by By-Law No. 6-91 under provisions of section 17 of The Planning Act, 1983, on this 29th of July 1991.

Signed Brian Edmund Gerald G. Hall  
Reeve Clerk

CORPORATE  
SEAL OF  
MUNICIPALITY

CERTIFICATION THAT DOCUMENT IS A TRUE COPY

I hereby certify that the enclosed document is a true copy of the Official Plan for the Village of South River as approved by the Minister of Municipal Affairs on this \_\_\_\_\_ day of \_\_\_\_\_.

Signed Gerald G. Hall  
Clerk

CORPORATE  
SEAL OF  
MUNICIPALITY

ADOPTION OF BY-LAW FOR OFFICIAL PLAN

BY-LAW NO. 6-91

The Council of the Village of South River under section 17 of The Planning Act, 1983, hereby enacts as follows:

1. THAT the Official Plan and all amendments thereto for the Planning Area of the Village of South River (approved by the Minister of Municipal Affairs on December 31, 1982 and subsequently amended), have been recommended for repeal by the Council of the Township of Machar by By-Law No. 5-91 , and are hereby repealed.
2. THAT the Township of Machar's By-Law No. 15-81 which adopted the Joint Official Plan for South River-Machar Planning Area, is hereby repealed.
3. THAT the Official Plan for the Village of South River Planning Area consisting of the attached schedules and explanatory text which has been recommended by the Village of South River, is hereby adopted.
4. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the Official Plan for the Village of South River.
4. THAT this By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST TIME this 29th day of July 1991.

READ A SECOND AND THIRD TIME AND PASSED this 29th day of July 1991.

  
\_\_\_\_\_  
Reeve Brian G. Edward

  
\_\_\_\_\_  
Clerk-Administrator Gerald A. Hall



**PART ONE - INTRODUCTION**

**THE CORPORATION  
OF THE  
TOWNSHIP OF MACHAR  
BY-LAW NO. 5-91**

The Council of the Corporation of the Township of Machar in accordance with the provisions of the Planning Act, S.O., 1983, c.1 as amended hereby ENACTS as follows:

1. THAT the Official Plan for the Township of Machar being the attached text and Schedule 'A' is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan for the Township of Machar to provide such information as required by Section 17 (7) of The Planning Act, S.O., 1983, c. 1 as amended.
3. This By-law shall come into force and take effect on the day of passing thereof, subject to receiving the approval of the Minister of Municipal Affairs.
4. Upon the date of approval of this Plan by the Minister of Municipal Affairs, Schedules 'A' and 'C' and all the implied and specific references to the Township of Machar in the text of the Official Plan for the South River-Machar Planning Area which was adopted by By-law 15-81 on July 28, 1981 by the Township of Machar and approved by the Ministry of Housing on December 13, 1982 is hereby rescinded.
5. That By-laws 8-84 and 8-85 are hereby repealed.
6. That By-law 15-81, is hereby amended to effect this By-law.

Enacted and passed this 28th day of January, 1991.

William McLean  
REEVE

Carole Ardiel  
CLERK (SEAL)

Certified that the above is a true copy of By-law No. 5-91 as enacted and passed by the Council of the Corporation of the Township of Machar on the 28th day of January, 1991.

Carole Ardiel  
CLERK

Certified to be a true and exact copy of By-Law No. 5-91 passed the 28th day of January, 1991

Carole Ardiel  
Carole Ardiel  
Clerk-Treasurer

## PART ONE - INTRODUCTION

### A. PURPOSE OF PLAN

The Official Plan of the Village of South River is intended to provide a policy framework to guide and facilitate consistent and rational decision making by Council on land use, land division, public works and related social, economic and environmental matters. In establishing land use patterns and development policies, future development, both public and private, will occur in a more orderly and appropriate manner.

The policy framework established in this Official Plan is intended to provide, therefore, direction on day-to-day land use considerations which could affect the future interests of the Village. Inherent in this decision-making process is the setting of priorities for the often conflicting elements of the changing urban environment. It is in priority setting and conflict resolution that the Official Plan, as a key policy instrument of the Village, becomes important in guiding the future of South River.

This Plan is the result of analyses undertaken by the consultant as well as through the circulation of a draft plan to the Municipality and various government agencies. Public meetings were conducted to ensure public input and involvement, and further, to ensure that all public concerns be addressed appropriately. Hence, this Plan is a reflection not only of the intents of Council and government policies, but also of the public's vision for the development of the Village of South River.

The text, Schedules "A", "B", and "C" constitute this Official Plan. The supplementary data found in Appendix "C" is included as supporting information only and is not intended to form part of this Official Plan. This Plan repeals and replaces the Official Plan as adopted in 1982 and as subsequently amended thereafter. The Plan has been prepared and enacted in accordance with the provisions set forth in The Planning Act, 1983.

This planning document is intended to guide the area's growth and development for a period of twenty (20) years. The policies contained herewith address conditions affecting the planning area to the year 2010. Further, a review of these policies will be carried out at least every five (5) years.

## B. BASIS AND EXPLANATION OF POLICIES

The policies of this Plan, which will guide the development of the Village of South River over the next twenty (20) years, are based on the following assumptions. As the factors affecting these assumptions change over time, the assumptions and hence the resultant policies contained within this Plan may require review and, if necessary, amendment.

1. The Village of South River will remain an urban-oriented community and will continue to function as a service centre for its residents, tourists, the surrounding rural area and nearby urban municipalities.
2. For planning purposes, an optimistic projection of permanent population growth for the Village will be used to ensure that sufficient land is designated to maximize development opportunities. A design figure of 1,400 persons for the year 2010 will be adopted for this Area.
3. The Plan is based on the need to improve the level of physical and social amenities as part of the general objective of improving South River's attractiveness. This implies an orderly arrangement of community facilities and social services, a high standard of visual amenity and the prevention of scattered, poorly serviced and unsightly development.
4. The Village economy is diversifying from resource-oriented industries to service and tourism. In order to improve the Village's position in the competition for development, the following economic measures will be stressed in the planning policies:
  - a) Taking maximum advantage of government funding programs;
  - b) Ensuring the provision of well situated and serviced industrial land;
  - c) Promoting the Village as an economically viable area to locate business or industry in.
5. The realignment and four-laning of Highway 11 may be implemented within the life of the Plan.
6. Development in South River will continue to be serviced by municipal water supply systems and private sewage disposal systems.

7. The Village will continue to use the landfill site located in Lot 10, Concession V, in Machar Township for the disposal of its solid waste. If during the planning period this site reaches its physical capacity, the Village will seek an alternate site(s) and/or waste management processes, in accordance with the Ministry of the Environment and other related agencies.
8. The Village does not possess significant agricultural lands as classified by the Canadian Land Inventory Capability Classification (Class 1 to 4 soils).
9. When a development proposal may effect or impact upon municipalities outside the Planning Area, the proposal will be reviewed in coordination with these municipalities.
10. While this Plan establishes desired goals and objectives, and the policies to achieve them, it is intended to be flexible and responsive to external changes. This Plan is to be the working document for both development and administration. The planning period of this Plan has been identified as approximately twenty (20) years, with reviews at minimum five (5) year intervals. This will not, however, preclude other reviews if circumstances so warrant.

### C. GOALS OF COUNCIL

A goal is a specific long term statement of intent established in order to achieve a desired condition. The Council of the village of South River recognizes that the goals of this Plan are interrelated. It is the intent of Council to ensure that each goal is achieved in coordination with all other goals. The goals of Council are as follows:

1. To preserve and enhance the Village as a place for living, working and leisure, by helping to create a healthy, safe, attractive and convenient environment.
2. To encourage the maintenance and rehabilitation of existing development in the Village.
3. To promote a logical and orderly pattern of development in the Planning Area and to ensure compatibility of land uses.
4. To control municipal expenses by limiting development that would place an unnecessary financial burden on the Village.
5. To provide municipal services and facilities within the financial capabilities of the Village.
6. To encourage and strengthen the municipal economy and the growth of local employment opportunities through the attraction of industry suitable for the Village.
7. To preserve and protect important natural features, hazard lands and sensitive areas.
8. To provide policies and guidelines for evaluating development proposals and reduce uncertainty concerning the manner and sequence of new development.
9. To establish a framework for the preparation and implementation of a Restricted Area Zoning By-Law for the Village of South River.
10. To encourage and provide means for public participation in the planning process.

**PART TWO - THE PLAN DETAILS**

## **PART TWO - THE PLAN DETAILS**

### **SECTION 1 - GENERAL PROVISIONS**

#### **1.1 GENERAL**

The policies of this Official Plan will be used by Council when reviewing a matter related to planning and development in the Village of South River.

#### **1.2 DESIGN POPULATION**

For the purposes of this Plan, which will guide planning and development for the next 20 years, a population design figure of 1,400 will be used. This figure is used as a basis for land use designation, determining specific land needs and for ensuring that community services and facilities are adequate to meet the needs of the population. Some flexibility will be allowed in the interpretation of this design figure as it is not intended to be absolute.

#### **1.3 RESIDENTIAL DEVELOPMENT**

There are areas in the Village designated for residential development which are presently undeveloped. This Plan does not attempt to identify which area should be developed first, but rather leaves the question of sequence of development to market forces, serviceability and the initiative of the landowner, provided that the new residential development is contiguous to existing developed areas.

#### **1.4 INDUSTRIAL DEVELOPMENT**

The provision of serviced, well-situated industrial land is an integral part of the economic development of the Planning Area. It is the intent of this Plan that adequate land be designated to accommodate the needs of various types of industry and business operations.

In considering lands for industrial development, regard shall be had for:

- a) The impact on the environment;
- b) The impact on public utilities and services;



**SECTION 1 - GENERAL PROVISIONS**

- c) The suitability of the site for the proposed use;
- d) The adequacy of roads for industrial traffic;
- e) The compatibility with surrounding land uses;
- f) The need for adequate buffer zones between industrial and other adjacent uses;
- g) The need for locating the proposed use in an industrial park; and,
- h) The benefit of the use to the economy of the Municipality.

### **1.5 DOWNTOWN AND COMMERCIAL DEVELOPMENT**

The service industry is a significant component of the Village of South River's economy, and employment trends indicate that the percentage of the labour force in service industries is increasing. The location of related facilities, is therefore significant to the development of the commercial areas and should be taken advantage of.

It is the intent of this Plan to promote business in the area by strengthening existing commercial areas and by ensuring the availability of sufficient land for future commercial development. It is also the intent of the Plan that shopping facilities will relate to and be adequate for the population of the Planning Area.

- 1.5.1 The business functions of the core area of the Village of South River will be encouraged by promoting the expansion of retail, office and public uses and by encouraging community improvements.
- 1.5.2 Single dwelling residences will be encouraged to locate in lands designated as Residential, rather than in Commercial areas.

### **1.6 HAZARD LANDS AND SENSITIVE AREAS**

Areas within the Village of South River exhibiting hazard lands and/or sensitive land uses have been identified and designated as Environmental Constraints for human activities. Areas exhibiting features that may be damaged or destroyed by various human activities or land uses, and areas exhibiting features that may be hazardous to human activities or land uses have been identified as Environmental Constraints.

It is the intent of this Plan to prevent development from occurring on lands having an inherent environmental hazards such as poor drainage, flood susceptibility, erosion, steep slopes or any other physical conditions which could endanger human life and property. It is also the intent of this Plan to preserve, protect and/or manage lands having sensitive features.

#### **1.7 ELECTRIC POWER FACILITIES**

All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to the Official Plan provided that such development is carried out having regard to the other policies of this Plan and satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes.

The development of electric power facilities through private enterprise is encouraged by Council. Ontario Hydro shall be required to consult with the municipalities regarding the location of new transformer stations.

Other electric power facilities including buildings and facilities not used directly for the generation and supply of power, shall comply with the other provisions of this Plan and the zoning by-law.

The above policies, however, do not preclude the Municipality's right to participate in discussions on the location criteria on new electric power facilities.

## **PART TWO - THE PLAN DETAILS**

### **SECTION 1 - GENERAL PROVISIONS**

#### **1.1 GENERAL**

The policies of this Official Plan will be used by Council when reviewing a matter related to planning and development in the Village of South River.

#### **1.2 DESIGN POPULATION**

For the purposes of this Plan, which will guide planning and development for the next 20 years, a population design figure of 1,400 will be used. This figure is used as a basis for land use designation, determining specific land needs and for ensuring that community services and facilities are adequate to meet the needs of the population. Some flexibility will be allowed in the interpretation of this design figure as it is not intended to be absolute.

#### **1.3 SERVICES**

- 1.3.1 Any development requiring a private sewage treatment system necessitates the approval of the Ministry of the Environment or its delegate.
- 1.3.2 Where residential development has been proposed by plan of subdivision/condominium of more than four units on individual private water and/or sewage, the Ministry of the Environment will require an Environmental Impact Assessment Report to be prepared by the owner/developer and submitted to the Ministry for review prior to draft approval. The report shall demonstrate the following: potable groundwater quality, adequate groundwater yield and/or negligible groundwater quantity interference, soil suitability and sufficient area available for effluent treatment.
- 1.3.3 Where a private septic system is required which will handle more than 4,500 litres/day, a Hydrogeological Impact Report will also be required. This Report must demonstrate soil suitability, sufficient area for effluent treatment and site suitability to the satisfaction of the Ministry of the Environment.

- 1.3.4 Where development of more than four units or lots is proposed, the applicant shall provide a report on the servicing options, including communal or municipal services, with a recommended preferred option, to the satisfaction of the Ministry of the Environment or its designated agencies.

#### 1.4 RESIDENTIAL DEVELOPMENT

There are areas in the Village designated for residential development which are presently undeveloped. This Plan does not attempt to identify which area should be developed first, but rather leaves the question of sequence of development to market forces, serviceability and the initiative of the landowner, provided that the new residential development is contiguous to existing developed areas.

#### 1.5 INDUSTRIAL DEVELOPMENT

The provision of serviced, well-situated industrial land is an integral part of the economic development of the Planning Area. It is the intent of this Plan that adequate land be designated to accommodate the needs of various types of industry and business operations.

In considering lands for industrial development, regard shall be had for:

- a) The impact on the environment;
- b) The impact on public utilities and services;
- c) The suitability of the site for the proposed use;
- d) The adequacy of roads for industrial traffic;
- e) The compatibility with surrounding land uses;
- f) The need for adequate buffer zones between industrial and other adjacent uses;
- g) The need for locating the proposed use in an industrial park; and,
- h) The benefit of the use to the economy of the Municipality.

- 1.5.1 Industries utilizing large amounts of water in their processes that do not have municipal sewer facilities shall not be permitted.

## **1.6 DOWNTOWN AND COMMERCIAL DEVELOPMENT**

The service industry is a significant component of the Village of South River's economy, and employment trends indicate that the percentage of the labour force in service industries is increasing. The location of related facilities is therefore significant to the development of the commercial areas and should be taken advantage of.

It is the intent of this Plan to promote business in the area by strengthening existing commercial areas and by ensuring the availability of sufficient land for future commercial development. It is also the intent of the plan that shopping facilities will relate to and be adequate for the population of the Planning Area.

1.6.1 The business functions of the core area of the Village of South River will be encouraged by promoting the expansion of retail, office and public uses and by encouraging community improvements.

1.6.2 Single dwelling residences will be encouraged to locate in lands designated as Residential, rather than in Commercial areas.

## **1.7 HAZARD LANDS AND SENSITIVE AREAS**

Areas within the Village of South River exhibiting hazard lands and/or sensitive land uses have been identified and designated as Environmental Constraints for human activities. Areas exhibiting features that may be damaged or destroyed by various human activities or land uses, and areas exhibiting features that may be hazardous to human activities or land uses have been identified as Environmental Constraints.

It is the intent of this Plan to prevent development from occurring on lands having an inherent environmental hazard such as poor drainage, flood susceptibility, erosion, steep slopes or any other physical conditions which could endanger human life and property. It is also the intent of this Plan to preserve, protect and/or manage lands having sensitive features.

## 1.8 ELECTRIC POWER FACILITIES

All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act (such as transmission lines, transformer stations and distributing stations), shall be permitted in any land use designation without an amendment to the Official Plan provided that such development is carried out having regard to the other policies of this Plan and satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes.

The development of electric power facilities through private enterprise is encouraged by Council. Ontario Hydro shall be required to consult with the municipality regarding the location of new transformer stations.

Other electric power facilities including buildings and facilities not used directly for the generation and supply of power, shall comply with the other provisions of this Plan and the zoning by-law.

The above policies, however, do not preclude the Municipality's right to participate in discussions on the location criteria of new electric power facilities.

**SECTION 2 - LAND USE**



## SECTION 2 - LAND USE

### 2.1 GENERAL PROVISIONS

In order to achieve an orderly, economic and attractive urban pattern, the Village is divided into a number of land use designations. The General Land Use Pattern of these uses is set out on Schedule "A".

The intent of Council is to guide new development into applicable land use designations and to separate activities that have conflicting requirements and functions. The Plan recognizes that within any land use designation, there are generally several kinds of uses. Some of these uses are mutually compatible, notably, primary uses. Other uses may or may not be compatible, depending upon their character and behaviour. These constitute secondary uses, which may be important in fulfilling useful services to an area.

- 2.1.1 It is the intent of the Plan to ensure the different land uses within the Planning Area shall be developed in harmony with each other, in accordance with the policies contained herein and as shown on Schedule "A" (General Land Use Designation).
- 2.1.2 It is the intent of this Plan that proper land use development takes place while providing the greatest benefit to all members of the community.
- 2.1.3 Where compatible with surrounding land use designations, and where hazardous site conditions or ecological values do not exist as determined in consultation with the Ministry of Natural Resources, the following uses will be permitted:
  - a) Public parks, playgrounds;
  - b) Essential public utilities and other public works, excluding their offices and maintenance facilities, where they are necessary and are designed to ensure compatibility.

## 2.2 RESIDENTIAL

A large area of the Village of South River which has been designated Residential is considered to be sufficient for the projected modest housing demand over the Planning Period. Based on the population design figure of 1,400, it is anticipated that an additional 6 to 7 houses will be required annually, or approximately 135 additional residential dwellings by the year 2010. While it is expected that single dwelling housing will continue to dominate the housing market, an increasing demand for a mix of types and tenures is recognized. It is the intent of Council to provide the present and future residents of the Village of South River with a choice of housing to meet their needs.

- 2.2.1 Areas designated as Residential are shown on Schedule "A".
- 2.2.2 The primary uses permitted in the areas designed as Residential include:
  - a) single dwelling units and semi-detached dwelling units;
  - b) duplexes; and,
  - c) group homes.
- 2.2.3 Home occupations and professional offices may be permitted as secondary uses providing they are compatible, without an amendment to the zoning by-law.
- 2.2.4 Institutional uses under the jurisdiction of a local board, such as school and other appropriate public activities may be permitted as secondary uses, provided they are compatible; these will only be permitted by way of a specific amendment to the zoning by-law.
- 2.2.5 Neighbourhood commercial uses, personal service uses and private institutions such as churches and halls may be permitted as secondary uses, provided they are compatible; these will only be permitted by way of a specific amendment to the zoning by-law.
- 2.2.6 Multiple dwelling units may be permitted as secondary use; these will only be permitted by way of a specific amendment to the zoning by-law. Applications for this use shall be looked at on an individual basis, to ensure that such a use is compatible with the surrounding residential character of the area.

2.2.7 In interpreting compatibility, secondary uses will be judged according to the following principles:

- a) They do not alter the predominantly residential character and amenity of the area;
- b) Their number in any one neighbourhood may be limited and their design and location controlled so that effects on residential uses are not detrimental; and,
- c) The noise, odour, traffic generation and lighting resulting from these uses is not excessive in relation to the predominant residential character.

#### **GROUP HOMES**

2.2.8 A Group home is defined as accommodation for three to ten persons (excluding staff or the receiving household), living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social, or physical condition, or legal status, require a group living arrangement for their well-being. The home is licensed or approved under provincial statute and in compliance with municipal by-laws.

2.2.9 Group homes are permitted in all areas designated Residential on Schedule "A".

2.2.10 Council shall ensure a minimum separation distance, as defined in the zoning by-law, be maintained between any two group homes.

2.2.11 All group homes must comply with the building, zoning and other related health and property standard regulations.

2.2.12 Facilities existing on the date the zoning by-law(s) come into effect but not complying with the requirements of the by-law will be allowed to continue in operation but will not be permitted to extend or expand without municipal approval.

2.2.13 Council shall implement and review the regulations of a Property Standards By-Law on an on-going basis to ensure its effectiveness.

## ESTATE RESIDENTIAL

Estate Residential, for the purposes of this Plan, is defined as single dwelling units (homes) on large lots, being a minimum of one acre (approximately one-half (1/2) hectare) in area. Such development shall be serviced by municipal water supply and private sewage disposal systems and shall not bring about the need for significant increases in the existing level of services provided by the Municipality, nor should the development impose a financial burden on existing taxpayers.

Estate Residential development shall be permitted in all lands designated as Residential. Such development shall preferably be by registered plan of subdivision. The basic intent is to provide flexibility in the type of residential development permitted in the Planning Area, while enhancing and preserving the natural environment.

- 2.2.14 Estate Residential Development shall be permitted in all lands designated as Residential as shown on Schedule "A".
- 2.2.15 The general principles to be considered in the development of Estate Residential areas are as follows:
- a) That low density development offering a varied lot size shall be encouraged;
  - b) That promotion of a variety of dwelling designs and appearances be promoted by Council for Estate Residential developments;
  - c) That the minimum floor area for Estate Residential dwellings be set out in the zoning by-law;
  - d) That access to individual lots shall be, wherever possible, from internal secondary roads and not from existing or proposed concession roads or Provincial Highways. However, certain exceptions may be considered where topographic constraints are encountered;
  - e) That development shall be designed to retain natural and physical features of the site, and create minimal disturbances to the natural and physical environment;

- f) That development shall be encouraged in areas which provide natural screening such as diverse topography and vegetation, and all buildings will be sited so that the rural character of the Municipality is retained;
- g) That the lots shall be shown to have suitable soil and drainage conditions for an adequate means of waste disposal and for a suitable supply of potable water and in evaluating the suitability of a site for these services, the cumulative effect of these systems over time shall be considered;
- h) That Estate Residential development shall not be permitted in areas subject to flooding, erosion, or poor drainage, and areas that are swampy, or classified as sensitive; and,
- i) That in order to protect certain resource lands, Estate Residential development shall not be permitted on or near potential aggregate resources, nor on significant agricultural lands, or near existing viable farming operations, nor on prime timberlands as identified by Council in consultation with the Ministry of Natural Resources.

## 2.3 INSTITUTIONAL

An area west of Highway 11 has been designated as Institutional. This area is bounded by Eagle Lake Road to the west, Lily Street to the east, Marie Street to the north and extends southward beyond Ottawa Avenue. The primary function of this designation is to locate institutional facilities within a more concentrated area. This designation does not restrict institutional uses in the Village. Such uses may be located in other land use designations, as specified in other policies within this Plan.

- 2.3.1 Areas designated as Institutional are shown on Schedule "A".
- 2.3.2 The primary uses permitted in the areas designated as Institutional are churches, schools, libraries, community centres, day care centres, nursing homes, group homes, service clubs, senior citizen homes and other public institutional facilities and buildings.

- 2.3.3 All Institutional areas shall have adequate parking with access points limited in number and designed in such a manner which shall minimize the danger to vehicular and pedestrian traffic in the immediate areas.

#### 2.4 COMMERCIAL

A large portion of South River's land area is designated as Commercial. The businesses located within the Commercial area serve not only the residents of South River, but those of the surrounding rural area, nearby urban communities, tourists and public travelling through the area. This land use designation is intended to provide space for both new and expanding businesses.

Located within this area are two main commercial arteries. The presence of retail and office activities along Ottawa Avenue and predominately vehicular and tourist-based commercial activities along Highway 11 constitute these two commercial arteries.

It is the intent of Council to support the business function of the area by promoting the expansion of various commercial developments which will benefit the whole community. Retail and office uses will continue to be encouraged along the Ottawa Avenue corridor. The conversion of existing residential uses and community improvements will also be encouraged in this area. Uses catering directly to vehicular traffic and to the tourist industry will be encouraged to locate along the Highway 11 corridor. Light industrial uses associated with primary commercial uses shall be permitted on properties fronting both sides of Highway 11, south of Toronto Avenue.

- 2.4.1 Areas designated as Commercial are shown on Schedule "A".
- 2.4.2 The primary uses permitted in the areas designated Commercial are retail operations, offices, personal services, institutions, government and public operations, hotels and restaurants. Also permitted are commercial establishments mainly oriented to vehicular traffic such as service stations and repair shops, the furnishing of bulk supplies and establishments supplying fuel, building materials and hardware.
- 2.4.3 Secondary uses which may be permitted in Commercial Areas without an amendment to the zoning by-law but subject to its provisions are:

- a) Residential accommodations for store owners, operators, or as rental units associated with stores, provided that minimum standards of amenity and private open space for each unit are observed;
- b) Institutional and recreational uses, provided they are of limited extent and do not interfere with or detract from the activities of the primary uses; and,
- c) Wholesale and light industrial activities provided that they do not interfere with or detract from the activities of the primary commercial uses and subject to provisions of the zoning by-law.

2.4.4 Multiple dwelling units may be permitted as secondary uses, in the Commercial area, providing they do not alter the predominately commercial character of the area and providing adjacent commercial uses do not generate excessive noise, odour, traffic and lighting which would have detrimental impacts on residential uses.

## 2.5 INDUSTRIAL

The provision for Industrial lands is an important component of the Village's economic development. Lands located south of Ena Avenue and east of the Canadian National Railway tracks have been designated by the Village of South River as an industrial park and these lands are considered to be of sufficient size to accommodate development through the life of this Plan. This land and any additional lands which may be designated Industrial should the need arise, should be located where services such as rail, road and municipal water are a prime consideration, while ensuring that industrial development does not potentially conflict with adjacent uses or cause health and safety problems.

It is the intent of Council to maximize opportunities for the continued expansion and diversification of the local economy, by providing adequate lands for various industrial enterprises.

2.5.1 Areas designated as Industrial are shown of Schedule "A".

2.5.2 It is the intent of this Plan that adequate land be designated to accommodate the need of all types of industry and business operations.

- 2.5.3 Primary uses permitted are industry, warehousing or industrial services whose operations are generally of a manufacturing, assembly, repair, storage or wholesaling nature.
- 2.5.4 Industries whose operations may be offensive by virtue of heat, noise, glare or obnoxious emissions, or that involve large scale operations not enclosed in buildings, will be restricted and will require a specific amendment to the zoning by-law.
- 2.5.5 Secondary uses may be permitted in industrial areas provided:
- a) They are incidental to industrial operations such as retail and wholesale divisions operated as a subsidiary function or an industry;
  - b) They provide a service for the industrial area or increase its attractiveness for industry such as garages and material suppliers; and,
  - c) Notwithstanding the preceding uses, no secondary uses are permitted where the effects would be detrimental to the best interests of 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.

## 2.6 TRANSPORTATION CORRIDOR

Canadian National Railway runs through the Village of South River. The CN right-of-way or operating corridor has been designated as a Transportation Corridor, as part of the requirement of CN's policy statement. Some adjacent land uses, such as residential land use, are incompatible with the CN operating corridor. Obvious impacts affecting adjacent land uses including noise, vibration and overall safety should be avoided wherever possible.

- 2.6.1 Areas designated as Transportation Corridor are shown on Schedule "A".
- 2.6.2 To ensure safety of the residents and visitors of the Village of South River, any new developments (i.e. residential, industrial, commercial, etc.) within or adjacent to the CN right-of-way shall comply with the provisions established in the CN Policy Statement "Secondary Main Line Requirements" (see Appendix B).



- 2.6.3 Any development proposals adjacent to the CN right-of-way shall be discussed with appropriate CN representatives to determine specific requirements related to the individual development proposals.

## 2.7 RURAL

The Rural designation comprises only a small portion of South River's total land area where urban development is not contemplated in this Plan. Lands designated as Rural are intended primarily for agriculture, recreational or resource conservation purposes. The purpose of this designation is to protect lands having a potential for resource production and to prevent uncontrolled and scattered development. In order to prevent the problems that result when development occurs in areas that are not adequately supplied with services and other public works and to avoid excessive costs for such works in the future, it is the intent of Council to maintain the Rural area at similar levels as those presently existing and to restrict further development to a minimum.

- 2.7.1 Areas designated as Rural are shown on Schedule "A".
- 2.7.2 The primary uses permitted in areas designated as Rural are conservation, recreation, agriculture, and traditional activities such as resource production; as well as existing permanent residential uses, including approved subdivisions that may not be completely developed.
- 2.7.3 The following secondary uses may be permitted in the Rural area provided they are compatible with the rural environment and do not contribute to uncontrolled or scattered development:
- 2.7.3.1 Permanent residential dwellings provided that:
- a) They are on a lot legally created by the consent process under The Planning Act, or are on existing lots of record;
  - b) They meet all appropriate health and environmental standards;
  - c) They are on a lot which fronts on a provincial highway which is maintained year round to a reasonable standard;

- d) They are on an existing lot, created prior to the adoption of this Plan, which is adjacent to adequately maintained private roads in existence at the time of the adoption of this Plan and provided that:
  - i) it has been clearly shown that a public road is not feasible;
  - ii) the private road provided access for permanent residential homes at the time of the adoption of the Official Plan;
  - iii) no extension is required to the existing private road;
  - iv) the Ministry of the Environment has determined that the lot is suitable for development;
  - v) the lot is re-zoned for permanent residential use prior to the granting of the building and/or occupancy permit; and,
  - vi) the lot meets all other requirements set out in the Municipality's zoning by-law.
- e) They do not conflict with adjacent existing land uses and they do not restrict the potential for economic activities related to the resources of the area such as agriculture, forestry, recreation, or the management or conservation of a natural resource.

2.7.3.2 Home occupations and professional offices that are of limited extent and operation and do not need additional municipal services;

2.7.3.3 Commercial and personal service uses where these are required to serve the rural residents and a clear need for the service can be demonstrated;

- 2.7.3.4 Institutional uses such as schools, churches, parks and cemeteries, provided that these will not detract from the maintenance of the rural environment.
- 2.7.3.5 In considering proposals for new commercial and personal services, regard shall be had to:
- a) The impact on the environment;
  - b) The impact on public utilities and services;
  - c) The suitability of the site for the proposed use;
  - d) The adequacy of roads for traffic generated by the proposed use;
  - e) The compatibility of the surrounding land uses;
  - f) The need for adequate buffer zones between the proposed use and other adjacent uses;
  - g) The benefit of the use to the economy of the Planning Area.
- 2.7.3.6 Notwithstanding any other provisions of this Section, no secondary uses will be permitted where the agricultural potential of the area cannot be maintained.

## **2.8 ENVIRONMENTAL CONSTRAINT AREAS**

The natural environment is fundamentally important in maintaining an enriched quality of life for all residents of and visitors to the Village of South River. Overall development pressures within the Village could result in pressures being exerted upon environmental constraint areas. In order to determine the extent to which these areas can sustain human activity, a combination of designating affected areas, assessing their use potential and providing development guidelines would be the most direct way of achieving the goals of preservation and conservation.

Areas exhibiting hazard lands and/or sensitive land uses have been identified and designated as Environmental Constraints for human activities. Areas exhibiting features that may be damaged or destroyed by various human activities or land uses, and areas

exhibiting features that may be hazardous to human activities or land uses have been identified as Environmental Constraints.

Hazard lands encompasses such features as floodplains, erosion prone sites and unstable soil conditions. Within any potentially hazardous area, the degree of constraint associated with the site may vary from a low risk situation which can be overcome through site engineering, to a high risk situation in which no form of development should be permitted. In order to determine the degree of constraint related to many of these hazard lands, detailed assessments and engineering studies may be required before human activities or any developments are permitted.

Sensitive areas encompass such features as unique historical, ecological or geological sites and areas especially important for fish production. It is assumed that there may be more sites which have yet to be identified. It is further assumed that the inventory of sensitive resources will grow as the community's appreciation for such resources grows.

It is the intent of this Plan to prevent development from occurring on lands having an inherent environmental hazard such as poor drainage, flood susceptibility, erosion, steep slopes or any other physical conditions which could endanger human life and property.

It is also the intent of this Plan to prevent development from occurring on lands exhibiting sensitive land uses, such that these areas may be preserved, protected and/or managed efficiently and effectively.

2.8.1 Areas designated as Environmental Constraints are shown on Schedule "A". This designation applies to both hazard lands and sensitive areas as defined in 2.8.

2.8.2 In the absence of more detailed environmental constraint mapping, the boundaries of lands designated as Environmental Constraints on Schedule "A" shall be used as guides for the preparation of the zoning by-law provisions which will implement the policies of this section. An amendment to this Plan will not be required for minor changes to the Environmental Constraint boundaries, if such changes are deemed to be suitable by Council, in consultation with the Ministry of Natural Resources. Where such changes occur, the appropriate abutting land use designation shall apply and the zoning by-law shall be amended accordingly. Council shall amend the Official Plan and the implementing zoning by-law to incorporate more detailed hazard land mapping when it becomes available.

- 2.8.3 Uses permitted in areas designated as Environmental Constraints shall be limited to agriculture, conservation, wildlife management areas, public or private parks, golf courses and other outdoor recreational uses.
- 2.8.4 No building or structure shall be permitted in areas designated as Environmental Constraints, except where such buildings or structures are intended for flood or erosion control or are normally associated with the watercourse protection works or bank stabilization projects and are approved by the Council in consultation with the Ministry of Natural Resources.
- 2.8.5 Where any form of development or other activity is proposed on or adjacent to Environmental Constraints areas identified on Schedule "A", the developer may be required to undertake appropriate impact studies to demonstrate to the satisfaction of Council, in consultation with the Ministry of Natural Resources, that such development or activity would not have a serious impact upon the environmental constraint.
- 2.8.6 Where an impact study is required, regard will be had for the following:
- a) The existing environmental and physical characteristics;
  - b) The potential impacts of these characteristics;
  - c) The proposed methods by which these impacts may be mitigate in a manner consistent with accepted engineering techniques and/or resource management practices;
  - d) The cost of this study is to be borne by the developer.
- 2.8.7 Where an impact study is undertaken and the results do not demonstrate satisfactory mitigation of the environmental constraint, the proposed activity shall be prohibited.
- 2.8.8 As per section 6.8.7 of this Plan, the expansion of existing non-conforming uses within specifically identified Constraints areas, shall be discouraged.

2.8.9

Where the environmental constraint is identified as a floodplain, the following policies shall apply:

- a) New development, including major additions or alterations to a building that has the effect of increasing the size or useability thereof, is prohibited within the floodplain;
- b) Replacement of existing structures may be permitted, provided that the replacement is of the same square footage as the original structure and that the replacement is flood proofed to the regulatory flood, to the satisfaction of the Ministry of Natural Resources;
- c) Minor alterations to existing structures may be permitted, subject to review of the following criteria by the Municipality and the Ministry of Natural Resources:
  - i) Minor alterations shall not cause adverse off-site floodplain impacts. The proponent may be required to have a professional engineering report prepared to the satisfaction of the Municipality and the Ministry of Natural Resources to assist in this review;
  - ii) Minor alterations shall not include an increase in square footage to the existing structure;
  - iii) Minor alterations shall not place additional fill within the floodplain;
  - iv) Minor alterations shall not place additional life at risk.

**SECTION 3 - HOUSING**

### SECTION 3 - HOUSING

As the population composition of the Village of South River changes, that is, the increase of older persons in proportion to the total population, the continuing decline of average family size and the increase in single-parent families, the type of housing needed may also change. The demands for specialized housing groups, such as the elderly, handicapped, single-parent families and low income families, are expected to grow and become more a part of the residential environment. It is anticipated that these changes may result in a relative increase in demand for rental accommodation, however, it is anticipated that single detached owned dwellings will continue to dominate the housing market of the Village.

At present, the Village does not have a substantial problem with affordable housing and such a problem is not anticipated during the life of this Plan. The Village does however, consider the provision of a mixture of housing type and cost, as an important element of a safe, aesthetically pleasant, convenient and efficient community in which to live and work.

- 3.1 It is the intent of this Plan to encourage the development and maintenance of an efficient and pleasant environment for all lifestyles. In providing for these demands, the objective is an appropriate mixture of housing that will be both appropriate and affordable for the broad range of needs of the Village's residents.
- 3.2 It is the intent of this Plan to provide sufficient affordable housing, where affordability is defined as housing costs which do not exceed 30% of gross annual household income.
- 3.3 The proportion of affordable housing required to satisfy the Village's needs shall be determined by identifying the need, the type and the mixture of housing appropriate for the Village.
- 3.4 In order to assist the Village in determining the housing requirements for special-needs groups, Council shall:
  - 3.4.1 Encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements of the population;
  - 3.4.2 Increase the life-span of existing housing stock by encouraging maintenance and repair, and to ensure that all housing units meet the minimum standards of safety and health-related regulations;



- 3.4.3 Encourage the provision of special housing for the elderly, the handicapped, low income groups and various types of group homes within the residential environment.
- 3.5 The Village shall provide a balanced program of conservation, rehabilitation and redevelopment of the existing housing stock, so that dwellings in the community may not fall below an acceptable minimum standard of maintenance and occupancy.
- 3.6 To facilitate the Village in meeting the requirements and needs of all types of housing accommodation, the Village shall co-operate with various sectors of the private, public and non-profit housing industry to meet various housing needs and encourage the industry to utilize government sponsored programs.
- 3.7 To facilitate the Village in identify housing needs and developing strategies for meeting the municipality's short term housing aims, the Village shall prepare a Municipal Housing Statement every five (5) years. When approved, this Statement shall form the basis of a municipality's request for federal and provincial assistance for housing programs.
- 3.8 To implement a community improvement strategy in the Village, Council shall make use of federal and provincial funding assistance programs designed to conserve, rehabilitate and improve existing residential and commercial areas to further these objectives.
- 3.9 To ensure that any improvements are maintained in good state of repair, the Village shall adopt a Property Standards By-Law.

**SECTION 4 - ENGINEERING SERVICES**

## **SECTION 4 - ENGINEERING SERVICES**

### **4.1 GENERAL PROVISIONS**

The objective of this section of the Plan is to ensure that adequate engineering services are provided for the Village residents. The general intent of the Plan is to have an appropriate level of engineering services such as water supply, sewage disposal and roads. Prior to approving any public works, roads or drainage services which may impact fisheries habitat, wildlife habitat, water quality or other environmental values, the Village shall consult with the Ministry of Natural Resources and the Ministry of the Environment in order to mitigate any potential adverse impacts.

To attain this objective, it will be necessary to deal with present service deficiencies in areas already developed and to ensure that all new development is adequately serviced from the onset. This must be accomplished within the financial capabilities of the Municipality. It is the intent of Council that development in the Village be provided with municipal water supply and private sewage disposal. The relatively small potential increase in population for the Village is not expected to create demands significantly above the levels presently experienced.

In addition, a phased program is necessary for the construction of required works, coupled with control of all further development in accordance with an overall plan. Such an approach underlies the policies set out in this Section.

- 4.1.1 The provision of public works and services will be budgeted and undertaken to guide development in an orderly way, but this policy will not prevent work necessary for maintenance or work that will benefit more than one area at a time. In all cases, the guiding policy will be that of providing an adequate level of public works and service in all parts of the Municipality on an orderly basis.
- 4.1.2 When Council is satisfied that an area is adequately provided with public works within the capabilities of the Municipality, it may permit development in another area notwithstanding the fact that vacant land may still be available in a prior area.
- 4.1.3 All areas where major new development or redevelopment are to take place shall be adequately serviced with roads and other services, which in the opinion of Council may be deemed appropriate.

- 4.1.4 At the discretion of Council, municipal services and other public works may be installed by private developers provided that such installation is in accordance with a subdivision agreement or a development agreement between the developer and the Municipality. This agreement shall contain such standard requirements as necessary works, construction standards, completion dates and so forth, and any other special provisions as deemed necessary by the Council and in no case shall they be of a lesser standard than is currently provided by the Village itself for new development.

#### 4.2 WATER SUPPLY

Council will continue to provide water treatment and distribution through the municipal water system and all urban development will be connected to this system.

- 4.2.1 The design and construction of all watermains will be in conformity with sound engineering principles, fire standards and the standards of appropriate provincial agencies.
- 4.2.2 The municipal water supply and distribution system will be adequate to serve all areas which may ultimately be connected to that part of the system.

#### 4.3 SEWAGE DISPOSAL

The provision of sewage disposal facilities will continue to be regarded as the responsibility of property owners. Individual property owners shall ensure that the means used are adequate and in sound working order to minimize the possibilities of pollution or danger of health.

- 4.3.1 For all new development, only means of sewage disposal approved by the Ministry of the Environment or its designated agents are permitted; encouragement will be given for the use of innovative techniques where these can be shown to be superior for environmental protection.

#### 4.4 SOLID WASTE DISPOSAL

The Village of South River will continue to utilize the Machar Township landfill site for solid waste disposal purposes. The physical capacity of this site will potentially not be reached during the Planning Period. Although there are no existing landfill sites, that is, neither open or closed, within the boundaries of South River, the Village does own a closed site in the Township of Machar. In the event that a new or expanded landfill site is located within the Village, provisions should be made to avoid incompatible development.

- 4.4.1 The landfill site located in Lot 19, Concession V, Machar Township, will be utilized for solid waste disposal purposes, in accordance with all provincial standards and requirements of the Ministry of the Environment.
- 4.4.2 New waste disposal sites will require approval of the Ministry of the Environment and an amendment to this Plan.
- 4.4.3 It is Council's intention to reduce the amount of and recycle solid waste generated in the Municipality.

#### 4.5 TRANSPORTATION

The transportation objectives of Council are to ensure a road network that will adequately accommodate the transportation needs of the Village. This network is classified according to the jurisdiction and function of the roads in order to minimize conflicts between local and through traffic. This classification seeks to protect the amenity of residential areas from the adverse effects of traffic whenever possible. Further, it is the intent of Council to ensure that roadways are maintained in a good state of repair within the financial capabilities of the Village.

- 4.5.1 All roads within the Village are classified according to their jurisdiction (i.e. Provincial Highways) and according to their function as collector and local access roads.
- 4.5.2 The following functional classification is adopted for roadways in the Village of South River:

a) **Provincial Highways**

Highway 11 is the main traffic route through the Municipality. Provincial highways are intended to provide fast, efficient vehicular connections for inter-area or through traffic. Provincial highways have right-of-way over all other streets.

b) **Collector Roads**

Collector roads have the dual function of carrying medium volumes of traffic and providing land access. They are intended to distribute traffic between local roads and Provincial highways. Traffic on collector roads have priority over local road traffic.

c) **Local Roads**

Local roads provide land access and generally carry low volumes of traffic. They are intended to distribute traffic from the collector roads and give access to individual properties and should all be stop streets where they intersect with arterials and collectors.

4.5.3 Unless it is clearly in the public interest for the Municipality, it is not intended that any existing private roads will be assumed by any public agency. No responsibility for access, snow removal, maintenance, or use by school buses is acknowledged.

4.5.4 All new development in the Village will have suitable access to a year round publicly maintained road.

4.5.5 No unopened road allowances will be opened by the Municipality until such time that the Municipality considers it necessary and feasible within its public works program and financial capabilities. An individual may, however, request that a road allowance be opened provided:

- 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 provincial road standards.

#### 4.6 HIGHWAY 11 CORRIDOR EXPANSION

The Ministry of Transportation is undertaking a study to determine an improved transportation corridor for Highway 11. The proposed four-lane route through the Planning Area could prove significant to land use and development.

4.6.1 Where any form of development is proposed adjacent to the potential Highway 11 Corridor area, Council will give due consideration to the proposal in consultation with the Ministry of Transportation.

4.6.2 Where any form of development is proposed adjacent to the potential Highway 11 Corridor area, such development must qualify for an entrance by meeting the requirements of the Ministry of Transportation. Permits must be obtained from the Ministry of Transportation prior to the construction of any entrances and the erection of any signs located within the Ministry's area of permit control.

**SECTION 5 - AMENITY AND DESIGN**



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## SECTION 5 - AMENITY AND DESIGN

### 5.1 GENERAL PROVISIONS

It is the intent of the Council of the Village of South River to promote the amenity of the Planning Area by encouraging a high standard of property maintenance and building design. It is further the intent of Council to promote high quality development, within appropriate organization of land use and detailed design in accordance with accepted planning and engineering standards.

### 5.2 BUFFERING

Appropriate buffering will be required between all uses of land where there may be a conflict and where one use may detract from the enjoyment and functioning of adjoining uses. Such buffering is to be sufficient to minimize as much as possible any mutual ill effects, be appropriate to the particular conditions encountered and may include appropriate combinations of the following:

- a) Sufficient vegetation in the form of landscaped strips, rows of trees and bushes, and grassed areas;
- b) Architectural screening such as perforated or solid walls, fences, trellis work or other appropriate structures; and,
- c) Separation of uses by extra distances between them.

5.2.1 Special restrictions will be required where residential uses adjoin industrial, commercial, institutional and any other uses of land characterized by traffic generation, the use and congregations of tracks, the handling of goods, noise and fumes, people or other factors affecting residential amenity so that this amenity is maintained or enhanced. In addition to the provisions given above and restrictions provided in the zoning by-law, special restrictions may also include where appropriate:

- a) The limitation of parking, loading and unloading, and outside storage adjacent to residential uses; and,
- b) The regulation of lighting and signs so that they are deflected away or shielded from the residential uses and do not affect the residential amenity.

### 5.3 TREE PLANTING AND LANDSCAPING

Special attention will be paid to fostering a widespread growth of the urban trees and the provision of landscaping. Trees along streets will be protected and where trees have to be removed, they will be replaced as soon as possible. In new developments, trees and landscaping will be required to be provided by developers. In general, a program of tree planting, preservation and landscaping will be encouraged so that all areas are provided with trees and other vegetation to maintain a high standard of amenity and appearance.

- 5.3.1 In all public works, no trees may be destroyed unnecessarily and trees that must be destroyed to effect the works will be replaced as soon as possible by other trees of sufficient maturity and in sufficient number to enhance the appearance of the public works at the time they are completed.
- 5.3.2 When considering a plan of subdivision, the Village will request that the owner enter into an agreement whereby only such trees as directly impede the construction of buildings and services may be destroyed.
- 5.3.3 Where parking lots and other large open spaces are provided, and in open areas around commercial, institutional and other large buildings, particular encouragement will be given to the provision of attractive landscaping.

### 5.4 MUNICIPAL HOUSEKEEPING

As part of the implementation program for this Plan, the Village will adopt policies to maintain a high standard of public works and all other public uses.

- 5.4.1 All roads, sidewalks and curbs, storm drains and ditches, water and sewage works, and all other public works will be maintained in good repair within the means of the Village to encourage by example the maintenance of private property and to keep pollution to a minimum.
- 5.4.2 The position and design of all public signs and street furniture will be coordinated so that they form a harmonious part of a continuously improving streetscape, and will visually enhance the general appearance of the area.

## 5.5 PARKING AND LOADING

It is generally intended that adequate parking space will be required for all uses of land in the Planning Area, and that adequate loading space will be provided for non-residential uses. For new development, there is no serious difficulty in achieving this, but in some developed areas, a deficiency of parking and loading space may be a problem. Redevelopment and neighbourhood improvement may provide opportunities for alleviating deficiencies in these cases.

- 5.5.1 Adequate parking and/or loading space will be required 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. Where parking is not proposed or is not available, Council may require cash-in-lieu of parking requirements.
- 5.5.2 All parking areas and structures shall be attractively designed and shall be sufficiently landscaped to enhance their appearance.

## 5.6 DERELICT VEHICLES

The intent of the Council of the Village of South River is to encourage a high standard of visual amenity and non-conflicting land use. As such, the following policies have been adopted:

- 5.6.1 No land in the Municipality shall be used for purposes of storing or processing derelict vehicles and the salvaging of parts from vehicles, except land which is specifically designated in the zoning by-law for this purpose and is:
  - a) Licensed as an automobile wrecking yard; or,
  - b) A waste disposal site which has a Certificate of Approval for such purposes under The Environmental Protection Act.
- 5.6.2 The Municipality will also pass a by-law under the Municipal Act, Section 378, governing the licensing and regulating of automobile wrecking yards.

## **5.7 LAND DEDICATIONS UNDER THE PLANNING ACT**

Pursuant to Section 50 (5) of The Planning Act, 1983, 2% of the land included in any proposed commercial or industrial subdivision/consents or 5% in all other subdivisions/consents shall be conveyed to the Municipality for park or other public recreational purposes. Where such land dedications are imposed, the Municipality may in lieu of accepting such dedications, require payment of money by the owner of the land to the value of the required conveyance.

- 5.7.1 All land dedicated to the Municipality for park purposes shall be conveyed in a physical condition satisfactory to the Municipality.
- 5.7.2 Where an open watercourse is involved, adequate space shall be provided for maintenance and operation.
- 5.7.3 Where the land dedication is of insufficient size or poorly located to be of use for park purposes, a cash equivalent may be given in lieu of the land dedication.

## **5.8 NOISE**

It is the intent of the Plan to prevent potential land use conflicts which could arise from residential development in close proximity to uses such as a railway, highway or industry which may be considered obnoxious or incompatible.

- 5.8.1 No use that is likely to cause excessive noise will be permitted to establish adjacent to a residential area without conforming to the Ministry of the Environment noise guidelines.
- 5.8.2 Residential development which will be subject to high levels of traffic, rail or industrial noise will only be permitted to establish in accordance with the Ministry of the Environment, C.N. and other applicable agency guidelines.

## **5.9 MAINTENANCE AND OCCUPANCY STANDARDS BY-LAW**

In order to encourage the maintenance of all private property, and particularly in areas of special concern, the Village of South River will pass property standards by-laws pursuant to the provisions in the Planning Act.

- 5.9.1 Property standards by-laws will have regard for the protection of the health, safety and well-being of persons and for the physical condition and quality of property, including buildings, structures, and land, and which will set appropriate standards for the maintenance and occupancy of such property.
- 5.9.2 To ensure the efficient administration of property standards by-laws, Council will appoint a Property Standards Officer to administer and enforce the by-laws. Council will also appoint a Property Standards Committee to hear appeals against orders by the Property Standards Officer. A close liaison with other municipal departments and public agencies for the collection of information and enforcement of maintenance and occupancy standards will also be encouraged.
- 5.9.3 In order to achieve an effective property maintenance program, public education programs will be encouraged or conducted to demonstrate the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

## **5.10 COMMUNITY IMPROVEMENT**

In seeking to promote an attractive, orderly and economic pattern of development, a number of opportunities are available to the Municipality. It is the intent of this Plan to encourage community improvements in the Municipality such that the needs of the population are satisfied. In this regard, Council recognizes the need for a comprehensive community improvement program for the Village of South River.

### **5.10.1 Residential Environment and Neighbourhood Improvement**

Housing conditions in the Municipality are generally good but some areas exist where measures should be taken to improve and upgrade the housing stock.

It is the intent of this Plan to promote residential amenities by encouraging a high standard of property maintenance and the provision of an ample and varied supply of dwelling types. While it is expected that single dwelling units will continue to be the dominant form of housing, a demand for some multiple dwelling units is recognized. In providing for these demands, a mixture of densities and an arrangement that will minimize conflicts between different forms of housing is aimed for.

- 5.10.1.1 A variety of residential dwelling types will be encouraged including complimentary mixtures of single and multiple dwelling units with both ownership and rental units.
- 5.10.1.2 Senior citizens accommodation will be located in areas convenient to community facilities, social services and rental units.
- 5.10.1.3 The maintenance of all private property and the amenity of residential neighbourhoods will actively be encouraged, particularly in areas of special concern, by means of Property Standards by-laws pursuant to the provisions of The Planning Act.
- 5.10.1.4 The implementation of land use control, servicing and design policies and the provision of new community facilities will be undertaken to encourage the private improvement and maintenance of property in both community improvement areas and in all other residential areas.
- 5.10.1.5 Where the need for assistance for improved housing conditions will be identified and applications will be made by the Council on behalf of its residents to appropriate ministries and agencies to participate in programs relating to community improvement. The decision to apply will be made by Council on the basis of need for assistance in the community and the Municipality's ability to meet financial commitments as desired on any given undertaking.

## **5.10.2 Community Improvement Policies**

Community improvement encompasses all those activities, both public and private, which maintain, rehabilitate and redevelop the existing physical environment to accommodate social and economic priorities within a community. There are many opportunities available to the Municipality to assist in an attractive, orderly and viably economic pattern. The undertaking of community improvement programs is a priority of Council.

The Council of the Village of South River has designated a Community Improvement Area shown on Schedule "C". The Community Improvement policies found in this section are intended to complement policies found elsewhere in the Plan which pertain to community improvement.

5.10.2.1 The goals of Council are to:

- a) Encourage community improvement by developing a strong planning framework to guide community improvement activities in order to maintain the Village of South River as a desirable place to live.
- b) Improve the physical environment presently provided in the community in order to ensure its continued viability; and,

5.10.2.2 The objective of Council is to improve municipal, social and recreational facilities and services in the Village of South River.

5.10.2.3 Community Improvement Areas are identified where one or more of the following characteristics is exhibited:

- a) A deterioration or deficiency in municipal servicing infrastructure, such as:
  - i) substandard, obsolete or deficient sidewalks creating pedestrian and traffic safety hazards or increased long term maintenance costs; or,
  - ii) local street lighting which is creating or may create pedestrian or traffic hazards or increased long term maintenance costs; or,
  - iii) deficient design or surfacing of streets creating pedestrian or traffic hazards and increased long term maintenance costs; or,
  - iv) an insufficient water distribution system affecting water quality (i.e. deteriorating pipes, infiltration) and water quantity (i.e. insufficient pressure for domestic or fire protection requirements); or,
  - v) a water supply system is providing an insufficient quantity of water for existing or known future demands; or,



- vi) sanitary sewers; and,
- vii) storm drainage systems.

- b) Poor housing and/or building conditions and rehabilitation of the housing stock as determined through implementation of the Maintenance and Occupancy Standards By-Law;
- c) Areas with deficient commercial, industrial and institutional facilities.

5.10.2.4 The Community Improvement Area shown on Schedule "C" meets the above criteria and delineates the area where Council shall direct its major community improvement efforts.

5.10.2.5 The boundaries of the Community Improvement Area shall be considered flexible and minor extensions deemed to be necessary for the desirable development of the Community Improvement Area may be permitted in the specific by-laws designating Community Improvement Project Areas without an amendment to this Plan, provided the general intent of the Plan is maintained.

5.10.2.6 To achieve Community Improvement goals and objectives contained within this Plan, the priorities of Council are:

- a) To maintain or improve municipal services, public utilities (and social and recreational facilities);
- b) To encourage investment and improvement in the maintenance and rehabilitation of existing buildings and new buildings and structures in commercial and residential areas;
- c) To improve the property and business tax base by encouraging economic expansion and new development by both the private and public sectors;
- d) To improve conditions in older, predominantly residential neighbourhoods and in commercial and industrial areas.

5.10.2.7 In the phasing of community improvement, it is the policy of Council:

- a) To prioritize and undertake improvements in the Community Improvement Area based on the following criteria:
  - i) the number and severity of existing deficiencies;
  - ii) the benefits of the improvement;
  - iii) the degree of Council commitment and public support for the project; and,
  - iv) the financial resources available to the Municipality.
- b) To integrate community improvement projects into other municipal improvement programs;
- c) To determine specific community improvement project priorities and the budget allocation as part of the annual municipal budgeting process;
- d) To permit work to be undertaken in a lower priority area before higher priority projects are commenced or completed because funding is available or in the case of an unforeseen emergency.

5.10.2.8 In the implementation of community improvement within the selected Community Improvement Area, it is the policy of Council:

- a) To designate a community improvement area under Section 28 of the Planning Act, 1983;
- b) To prepare and adopt a community improvement plan under Section 28 (4) of the Planning Act, 1983;
- c) To use public funds acquired through appropriate municipal, provincial and federal programs to assist in implementing the community improvement policies of this Plan;

- d) To prepare and enforce a Property Maintenance and Occupancy By-Law in accordance with the Planning Act;
- e) To ensure ongoing monitoring of the Property Maintenance and Occupancy By-Law, and make revisions when circumstances so necessitate;
- f) To provide support for historical preservation by enacting, if required, a by-law to designate properties of architectural or historical value or interest in accordance with the Ontario Heritage Act;
- g) To acquire, clear, grade or otherwise prepare land for the purpose of undertaking community improvements;
- h) To encourage the rehabilitation of private buildings and the improvement of private property by advising owners of government subsidies and programs; and by providing advice and guidance on the maintenance and rehabilitation of buildings and structures and on energy conservation; and
- i) To encourage a public participation in the preparation of a community improvement project plan by holding a public meeting and by encouraging any person or agency to make written or oral representation in respect to any proposed plan or amendment thereto.

5.10.2.9 The implementation and administration of the foregoing Community Improvement Policies shall be in accordance with the respective policies of the Plan.

**SECTION 6 - IMPLEMENTATION**

## **SECTION 6 - IMPLEMENTATION**

### **6.1 IMPLEMENTATION**

The procedure for the implementation of this Plan will generally be through successively more detailed steps in the planning process and zoning by-laws.

The principal effect of this Plan will be on public works and land use and development which will be regulated through the zoning by-laws together with amendments thereto. To be fully and properly effective, the Plan will require the full co-operation and support of municipal and provincial governments. The formal adoption process by Council and approval by the Minister of Municipal Affairs will be taken as evidence of commitment to the objectives and policies herein. In order that this Plan is kept up-to-date, and the need for additional studies revealed, the Plan is subject to a comprehensive review at intervals of at least every five years.

6.1.1 Adoption of this Plan by Council and approval by the Minister of Municipal Affairs is evidence that Council and the Province will have due regard for the Plan and implement its provisions; more particularly:

- a) No public works will be undertaken by any authority that do not conform with the intent of the Plan;
- b) No by-laws or other regulations will be adopted or imposed unless they conform with the intent of the Plan; and,
- c) A municipal budget and five year budgetary forecast should be drawn up to recognize the provisions of this Plan.

### **6.2 INTERPRETATION**

It is the general intent of this Plan that boundaries between land uses shall be considered flexible. Boundaries will be approximate except where they meet utilities, lot lines, roads and natural features, such as rivers, which are considered to be non-flexible boundaries. If a lot is within two designations, each portion will follow the applicable designation.

Appropriate minor variations may be made to these and to the other policy statements herein, where they are deemed to be necessary for the desirable development of the Planning Area, provided that the general intent of the Plan is maintained.

### 6.3 LEGISLATION PURSUANT TO THE MUNICIPAL ACT

The Municipality will review its existing legislation pursuant to the Municipal Act and, where necessary, amend existing by-laws or pass new by-laws to take full advantage of legislation available to ensure such uses are properly regulated and controlled.

### 6.4 ALTERNATIVE NOTICE PROCEDURE

Notice for technical amendments to the Plan or for the creation of a consolidated plan should be two (2) days clear notice. For the purpose of this section, the following should be considered technical in nature:

- a) The creation of a consolidated Official Plan, provided that only existing approved amendments are added to the Plan;
- b) The updating of section reference to the Planning Act;
- c) The translation of measurements from one unit to another, provided that no change to standards result;
- d) The renumbering of sections in the Plan; and,
- e) The correction of grammatical or typographical error, provided they do not result in changes in policy.

### 6.5 ZONING BY-LAWS

The process of adoption of this Official Plan will be accompanied by the adoption or revision of zoning by-laws by the Municipality. Such by-laws shall zone land in accordance with the policies contained within this Plan and will establish regulations to control the use of land and the character, location, type and use of buildings and structures.

6.5.1 The Council will adopt a Restricted Area (Zoning) By-Law which will implement the principles and policies contained in this Plan. As an interim measure, the existing zoning by-law shall remain in effect during the zoning by-law review period. Such zoning by-laws will make provisions for adequate development standards and will zone land in accordance with the policies of this Plan.

6.5.2 An implementing restricted area (zoning) by-law may establish appropriate zones for any land use classification and set out suitable provisions for each.

## 6.6 SITE PLAN CONTROL

Site plan control is an implementation tool used to ensure that development occurs in an environmentally acceptable manner and that planning principles such as safety, aesthetics and land use compatibility are adhered to.

6.6.1 It is intent of this Plan that all lands in the Village of South River be designated as a proposed site plan control area.

6.6.2 Council may, by by-law, designate the following land use designations (See Schedule "A") as site plan control areas:

- a) Commercial Areas;
- b) Industrial Areas;
- c) Institutional Areas.

6.6.3 Council shall require that approval of all site plans is based on one or both of the following:

- a) Plans showing the location of all buildings and structures to be erected and the location of all facilities and works to be provided in conjunction with the development; and/or,
- b) Drawings showing plan, elevation and cross-section views of each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units.

Applications for site control shall contain sufficient information in order to comply with all relevant matters in Section 40 of The Planning Act, 1983.

6.6.4 Where an application for site plan control approval is made, Council shall review development proposals based on the provisions for site plan control as provided for in The Planning Act, 1983, and the Village's site plan control by-law and generally include such criteria as:

- a) Safety and access;
- b) Design standards and aesthetics;
- c) Function and efficiency;
- d) Land use compatibility;

- e) Adequacy of servicing, grading;
- f) Landscaping and lighting.

Council shall ensure that such review will be based on an examination of plans or drawings submitted as part of the application.

6.6.5 When approving site plans, Council may require the fulfilment of conditions and an agreement, based on the provisions for site plan control as specified in The Planning Act, 1983, respecting road widening, landscaping, parking and loading areas, pedestrian walkways, sewer and water easements, garbage enclosures and hydro vault areas, vehicular access, lighting, drainage and fire routes.

6.6.6 Where a site plan by-law is in effect, approval of site plans and completion of agreements may be required prior to issuance of building permits.

#### **6.7 ACCESSORY USES**

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also to be permitted.

#### **6.8 NON-CONFORMING USES**

The policies contained within this Official Plan are intended to form a concept of land use planning. It is however, recognized that there are some existing land uses that do not presently conform with this concept and that this situation may persist for a long time. Moreover, these uses have been established for a considerable number of years and frequently a large measure of stability exists between them and their neighbouring uses. While a conscious planning program would not intentionally encourage a mixture of conflicting land uses, it must recognize that there are many existing situations that can be tolerated in the interim without serious adverse results.

Therefore, while the Plan strives to obtain a high degree of land use compatibility for new development, it also intends that there be a greater degree of leeway in land use for existing areas, where time and custom have achieved an acceptable level of compatibility.

Notwithstanding this situation, there may still be existing land uses that not only do not conform, but are also incompatible and for these situations, a specific remedy must be provided.



6.8.1 It is the general intent of this Plan that non-conforming uses throughout the Planning Area should cease to exist in the long term. As such, the land affected may revert to a use in conformity with the intent of the Official Plan and the provisions of the Restricted Area (zoning) By-Law. The implementing zoning by-laws only apply to development occurring after the passage of the by-laws.

6.8.2 Where an existing use of land does not comply with the land use designation shown on Schedule "A" or to any other applicable policy in the Plan, it may, notwithstanding these policies, be zoned according to their present use and in any zoning 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) The uses do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature, environmental threat or other detrimental characteristics;
- c) It does not interfere with desirable development in adjacent areas that are in conformity with this Plan;
- d) There is no pollution of air, land and/or water to the extent of interfering with the ordinary enjoyment of property. When present non-conforming land uses have the potential to cause environmental contamination, such as industrial facilities, transportation facilities and institutions such as laboratories, they should be decommissioned and/or cleaned up prior to converting to new conforming uses. Such decommissioning and clean up will require the approval of the Ministry of the Environment; and,
- e) Where the present use has been discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

6.8.3 Where an existing use is incompatible within one or more of the provisions of 6.8.2, it will not be so zoned and will expressly be made a non-conforming use in any zoning by-law with the intent that the use will eventually terminate.

- 6.8.4 Where a use of land may not comply with the land use designation shown on Schedule "A" 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 to redevelop, provided:
- a) The expansion or redevelopment, will not seriously jeopardize the possibility of future developments in its vicinity that may conform more closely with the intent of the Plan;
  - b) In any such expansion or redevelopment, special efforts are made to enhance the compatibility of the use and to improve amenity and design; and,
  - c) The expansion or redevelopment is only permitted by a special by-law as set out in The Planning Act.
- 6.8.5 Where an existing use is incompatible in one or more of the provisions in 6.8.4, it may be made a non-conforming use in any zoning by-law.
- 6.8.6 Existing uses may continue in existence provided they remain unchanged. However, any change in use or modification to an existing building or structure (including fire or natural destruction of structure and/or property, etc.) must conform to the zoning by-law. If a building permit has been obtained prior to the passage of a zoning by-law, the by-law may not prevent development in accordance with the permit, provided construction is started within 2 years after the passing of the by-law and completed within a reasonable time.
- 6.8.7 Notwithstanding the Existing Uses policies (Section 2.8) of this Plan, the expansion of existing non-conforming uses within specifically identified Environmental Constraint areas shall be discouraged.

## 6.9 LAND DIVISION

In order to achieve a desired development pattern within the Planning Area, it is the general intent of the Plan that future land division will only be permitted through registered plans of subdivision, and consents on a limited basis, where it is clear that a registered plan of subdivision is not needed to ensure that the applicable policies in this Plan are followed. Where a proposal is for more than three lots (two severed and one retained) from a landholding which existed upon the date of adoption of this Plan by Council, a plan of subdivision will be required.

### 6.9.1 Plans of Subdivision

Land development or redevelopment shall generally take place by registered plan of subdivision. When considering an application for subdivision, regard shall be had for the provisions of The Planning Act, to other policies in this Plan and to the following criteria:

- a) All proposed plans of subdivision shall conform to the policies of this Plan;
- b) All applications for subdivision development shall be accompanied by an impact study undertaken at the developer's expense, which establishes to the satisfaction of Council that the development will not have a detrimental environmental, physical, social or economic effect on the Planning Area. Among other matters, the impact study shall address itself as to how each proposal will affect:
  - i) the financial position of the Municipality;
  - ii) surrounding neighbourhoods and development;
  - iii) the accessibility of the site in terms of existing routes and access to proposed lots;
  - iv) the natural features of the site;
  - v) community facilities; and,
  - vi) the municipal water supply.

6.9.2 All applications for subdivision development shall be accompanied by an engineering report pertaining to sewage disposal and water supply showing that all lots have an adequate supply of potable water and suitable soil and drainage conditions; such a report will not be necessary if municipal sewage and water services are proposed. Studies regarding storm water management shall also be required.

6.9.3 **Subdivision Agreement**

Upon draft approval of a plan of subdivision, the developer will be required to enter into agreement with the Municipality relating to the following matters, among others:

- a) Road requirements;
- b) Drainage, stormwater management and/or construction mitigation requirements;
- c) Access requirements;
- d) Servicing requirements;
- e) Financial requirements;
- f) Insurance requirements for the protection of the Municipality;
- g) Other matters which may arise through the review process.

6.9.4 **Consents**

Consents will generally be discouraged and will only be granted when it is clearly not necessary in the public interest that a plan of subdivision be registered. If a plan of subdivision is not deemed necessary, pursuant to subsection 6.9 above, regard shall be had to other policies in the Official Plan and to the following criteria when considering an application for consent:

- a) It is clearly apparent that the resulting use of the land will be in accordance with the policies in this Plan pertaining to the area in which the lot is situated;
- b) It is clearly apparent that no development could result which would lead to significant expense by the Municipality for additional public works;

- c) It contributes to the infilling or the minor extension of areas that are already substantially developed;
- d) The size and shape of the parcel is appropriate for the proposed use, and for optimum development for the surrounding area;
- e) The proposed use is compatible with the adjoining uses;
- f) Access to the parcel does not create traffic hazards through excess traffic generation or limited sight lines on curves or grades;
- g) The effect of the severance does not have the effect of preventing access to any other parcel of land;
- h) Soil and drainage conditions on the existing and proposed lots are shown to be suitable to permit the proper siting of buildings, the supply of potable water and the installation of a private sewage disposal system; and,
- i) Except as may be specifically permitted, no lots shall be reduced in an area below any minimum standard required in the implementing Restricted Area (zoning) By-Law.

6.9.4.1 Notwithstanding the consent policies of this Plan, consents may be granted for the following purposes:

- a) To correct lot boundaries;
- b) To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized or irregular shaped lot for the purpose for which it is being used;
- c) To separate dwellings or structures in existence at the date of adoption of this Plan;

- d) To separate surplus dwellings or structures when two or more parcels are consolidated;
- e) Where the effect of the severance does not create an additional building lot;
- f) For municipal or other government purposes.

#### **6.10 PUBLIC PARTICIPATION**

The Council of the Village of South River shall actively seek opinions, attitudes and advice of individuals, community and special interest groups on planning and related matters as active participants in the decision-making process.

- 6.10.1 Council shall require that public meetings to amend the Official Plan and/or the implementing zoning by-law and the development of a Community Improvement Plan be advertised in a local newspaper on at least two separate occasions. This notice will outline the contents of the amendment and will specify a date, time and place for the public meeting. Notice shall also be given to affected property owners and community associations, as required, and to any persons having an interest in the matter who have requested notice of the meeting.

**SCHEDULES**

**PART THREE - APPENDICES**



**APPENDIX A**  
**DEFINITION OF TERMS**

## DEFINITIONS OF TERMS

### Adequate

Sufficient for the purposes named according to acceptable standards of health, safety, convenience, welfare and amenity and according to all other standards and policies that are applicable under this Plan.

### Affordable Housing

Adequate housing which is affordable to households of low, moderate and middle incomes. For housing to be affordable, housing costs must not exceed 25% of gross annual income of a household.

### Amenity

Pleasant, agreeable and appropriate with an absence of nuisances and when applied specifically, it means a pleasant, agreeable and appropriate environment for any particular activity.

### Appropriate

Fitting, adequate and suitable for the circumstances involved. The Council will consider what is appropriate, but it will have regard for the principles of urban, regional and environmental planning, a high standard of urban design, and protection of the environment.

### Central Business District (CBD)

The major business, office and retail area exhibiting intensive activity within the Commercial Land Use designation. The CBD is delineated by Lincoln Street to the west, the northern portion of Marie Street to the north, the CN tracks to the east and Toronto Street to the south (See Schedule "A").

### Community Improvement

The planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate of necessary.

## DEFINITION OF TERMS (Cont'd)

### Community Improvement Area

A facility or area within the Village, which has been designated for the purposes of undertaking a Community Improvement Plan.

### Community Improvement Plan

A plan approved by the Minister for the community improvement of a community improvement project area. It is a plan that constitutes a schedule of works for the maintenance, rehabilitation, repair and/or development of public and privately owned facilities and lands. The plans typically include the identification and specification of design details on a project basis.

### Derelict Vehicles

A motor vehicle(s) that is inoperable, and has no market value as a means of transportation, or has a market value for transportation that is less than the cost of repairs required to put it into operable condition.

### Developer

Any person proposing or engaging in development.

### Development

The construction, re-construction, erection or placing of one or more buildings or structures on land, including any improvement that can be made on the land, and the changing of use or intensity of a building or structure. The use of the term shall be taken to include redevelopment in all cases.

### Environment

Includes:

- a) air, land or water;
- b) plant and animal life, including man;
- c) the social, economic and cultural conditions that influence the life of man of a community;
- d) any building, structure, machine or other device or thing made by man;

## DEFINITION OF TERMS (Cont'd)

### Municipal Housing Statement (MHS)

A document endorsed by the Village Council and approved by the Ministry of Municipal Affairs and the Ministry of Housing every five (5) years which sets out strategies for meeting the municipality's short term housing objectives. The statement typically examines the demand and supply factors of the housing market (i.e. housing market analysis). With this basis, housing problems are then defined and strategies for addressing the problems presented. When approved, the Municipal Housing Statement forms the basis of a municipality's request for federal and provincial assistance for housing programs.

### Municipal Services

The broad range of services provided to residents of the Village, including both hard services (i.e. sewers, water, hydro) and soft services (i.e. schools, parks, community centres).

### Official Plan

A document approved by the Minister, containing objectives and policies established primarily to provide guidance for the physical development of a municipality or a part thereof or an area that is without municipal organization, and while having regard to relevant social, economic and environmental matters.

### Zoning By-law

A document which establishes a set of standards and regulations for the land, buildings and structures within the municipality which must conform with the Official Plan.

## DEFINITION OF TERMS (Cont'd)

### Environment (cont'd)

- e) any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from the activities of man, or;
- f) any part or combination of the foregoing and the interrelationships between any two or more of them, in or of Ontario: (as defined by the Environmental Assessment Act of Ontario).

### Estate Residential Development

Planned low density, non-farm residential development, with an average lot size of 1/2 hectare (1 acre).

### Engineering Services

Those public works and services associated with the urban development of land, including those for water supply, other utilities, sewage disposal, storm drainage and roads.

### Group Home

Accommodation for three to ten persons (excluding staff or the receiving family), living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social, or physical condition, or legal status, require a group living arrangement for their well-being. The home is licensed or approved under provincial statute and in compliance with municipal by-laws.

### Multiple Dwelling Unit

A separate building divided horizontally or vertically into more than two dwelling units, but not exceeding six (6) dwelling units.

**APPENDIX B**

**CN POLICY STATEMENT**

**SECONDARY MAIN LINE REQUIREMENTS**



## SECONDARY MAIN LINE REQUIREMENTS

- A. Noise berm, or combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way and having returns at the ends:
- (i) Minimum total height 4.5 metres above top-of-rail.
  - (ii) Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre (4 lb/sq ft) of surface area.
- Note: The Railway may consider other measures recommended by an approved Noise Consultant satisfactory to the Railway.
- B. Safety setback of dwellings from the railway rights-of-way to be a minimum of 30 metres in conjunction with the safety berm noted below. In the absence of a safety berm, we require a dwelling setback of 120 metres.
- C. Ground-borne vibration transmission to be estimated through site testing and evaluation to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz,  $\pm 3$  dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- D. Safety berm adjoining and parallel to the railway rights-of-way with returns at the ends, 2.0 metres above grade is required, despite none being required to address the Railway's noise concerns.
- E. The following clause should be inserted in all offers to purchase, agreements of sale and purchase or lease and in the title deed or lease of each dwelling: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres front the land the subject hereof. There may be alterations to or expansions of the rail facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- F. Any proposed alterations to the existing drainage pattern affecting Railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- G. The Developer shall install and maintain at his own expense, a chain link fence of minimum 1.83 metre (6 feet) height along the mutual property line, which shall be maintained by the Owner.
- H. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN Rail.
- I. Pursuant to the Planning Act, the Municipality shall provide this office of the Railway with written notice of the public meeting, by-law and passing of the by-law appropriately zoning the lands hereby proposed for subdivision.
- J. The Owner enter into an Agreement stipulating how CN Rail's concerns will be resolved and will pay CN Rail's reasonable costs in preparing and negotiating the agreement.

**APPENDIX C**  
**SUPPLEMENTARY DATA**



## 1. POPULATION AND ECONOMY

- \* The forecasting of population growth is a complex and difficult undertaking. Population growth is the consequence of the interdependent relationship between economic opportunity, supply and demand of land, employment, social and cultural conditions, age structure, availability of amenities and services and the relative comparability of these conditions as opposed to surrounding areas. The above mentioned factors taken in combination lead to a projection of rate of growth.

For the purposes of this Plan, future growth rates have been projected by comparing the growth rates between South River and the District of Parry Sound; the figures are provided below. The first is based on past rates for the Village, stemming back approximately 40 years. The second is based on growth rates of the District of Parry Sound, within which the Village is located. Due to the complexity of population projection, the figures arrived at should be used as a threshold indicators for planning purposes rather than absolute figures when considering land use and development policies. These figures should be reviewed every five years to ensure that changing economic, physical, social characteristics and so on are accounted for.

- \* Total population has continually increased until 1986, when the Village experienced a slight decline.

### SOUTH RIVER POPULATION PROJECTIONS

	Growth Rate	1986	1990	1996	2001	2006	2011
South River	1.3%	1072	1142	1216	1295	1379	1469
District of Parry Sound	0.9%	1072	1120	1170	1223	1278	1336

- \* The design figure used for the Planning Period of this Plan is 1 400 for the year 2010. This figure will provide the basis upon which policies regarding land needs, services, amenities, and so on will be developed.
- \* The population make-up will reflect the overall provincial scenario of an aging population. The groups expected to increase most significantly will be those between 35 and 55 and those over 66 years of age.

## POPULATION AND ECONOMY (continued)

- \* The Village of South River will continue to function as an urban-oriented, service centre not only for the residents of South River, but also residents of the surrounding rural area, nearby urban communities, tourists visiting the area and public travelling through the area. The employment base is quite diverse with no one area of the economy demonstrating a clear dominance.

## 2. LAND USE

- \* An Official Plan provides the framework within which growth and development will be directed throughout the twenty (20) year Planning Period. It sets out goals, objectives and policies which will guide the Village in a desirable manner. The Official Plan provides some flexibility which will permit controlled growth while maintaining or enhancing the existing character of the Municipality. The essence of the Official Plan is to set out policies and guidelines which will allow growth to take place in a controlled, orderly manner whereby the Municipality does not become overburdened with financial responsibilities and in the provision of services.
- \* The Village of South River is typical of small towns with populations of approximately 1 000. A concentration of commercial uses along the main thoroughfare (in this case Highway 11), with some commercial uses extending onto side streets leading off the Highway. Some residential uses are interspersed amongst the commercial activities while most residential activity is concentrated west of Connelly Street and Lincoln Avenue, north of Marie Street and east of Dufferin Street and the Canadian National Railway. Industrial land is located at the eastern extreme of the Village.
- \* There are no apparent major land use conflicts in the Planning Area and existing land designations should sufficiently address future growth in the area with regards to residential, commercial and industrial development.
- \* The number of occupied private dwellings in 1986 was 410, with 330 single detached dwellings and 85 other dwelling types. The "other" types do not include apartments of five or more storeys, or movable dwellings.

## LAND USE (continued)

- \* Based on the design population figure of 1 400 persons by the year 2010, 108 residential dwellings will be required to accommodate this increase. To realize this increase, an average of five houses per year will be required.
  
- \* As previously indicated, South River shall continue in its role as an urban-oriented service centre. Appropriate policies should be provided in the Official Plan to support this role. For instance;
  - i) The supply of existing commercial land is sufficient for present and anticipated demand. Provisions should be made in the Plan to allow for different commercial uses to locate within the Village.
  
  - ii) As the Village of South River continues to encourage a diversified economic base, provisions should be made in the Plan to ensure that a sufficient amount of land is available for potential industrial development. At present a relatively large block of land east of the Canadian National Railway and primarily south of Ena Avenue, is already designated Industrial. Although this area may be sufficient for potential development, additional land may be required for future industrial use. Should this need occur during the Planning Period, land use compatibility must be ensured before designating more land. If appropriate for and compatible with the rural atmosphere, certain specific industries could be permitted by amendment to the zoning by-law.
  
- \* In rural areas, it is recommended that permanent development be limited to existing year-round maintained roads serviced by hydro and school buses to avoid the Municipality having to extend services on a full-time basis without the supporting tax revenue to cover increased costs.
  
- \* The Canadian Land Inventory identifies seven soil types for agricultural purposes, with Classes 1 to 4 being considered as significant. The Village does not possess any of the classified significant soils and does not have significant agricultural activities. However, it is important that the existing viable and potentially viable farmland be protected in accordance with the Foodland Guidelines - A Policy Statement of the Government of Ontario on Planning for Agriculture.

## LAND USE (continued)

- \* The Village of South River is considered to have minimal mineral potential. The Village contains neither active or inactive gravel pits, nor specific mineral deposits.
- \* The Ministry of Natural Resources recommends that no development be permitted on lands identified as hazard lands or as sensitive areas. Hazard lands possess physical characteristics including flood susceptibility, erosion susceptibility or combinations of conditions which could result in the loss of human life or property damage. Setbacks should be established and permitted uses should be identified in relation to the kind, extent and severity of the potential hazards. Sensitive areas are described as areas with special historical, ecological, geological attributes which should be preserved or maintained.

## 3. MUNICIPAL FINANCES

Ontario municipalities have generally used an assessment ratio of 60:40 (residential/farm versus commercial/industrial) to assess municipal finances. The residential/farm and commercial/industrial assessment ratios and values for the Village for the years 1978, 1979, 1988 and 1989 are presented in the following tables. Based on these figures, South River has become more dependent upon the residential/farm base than upon the commercial/industrial base. This however, does not imply that the commercial/industrial sectors are not important to the economy of the Village. It should be noted that the residential/farm assessment base is predominately residential.

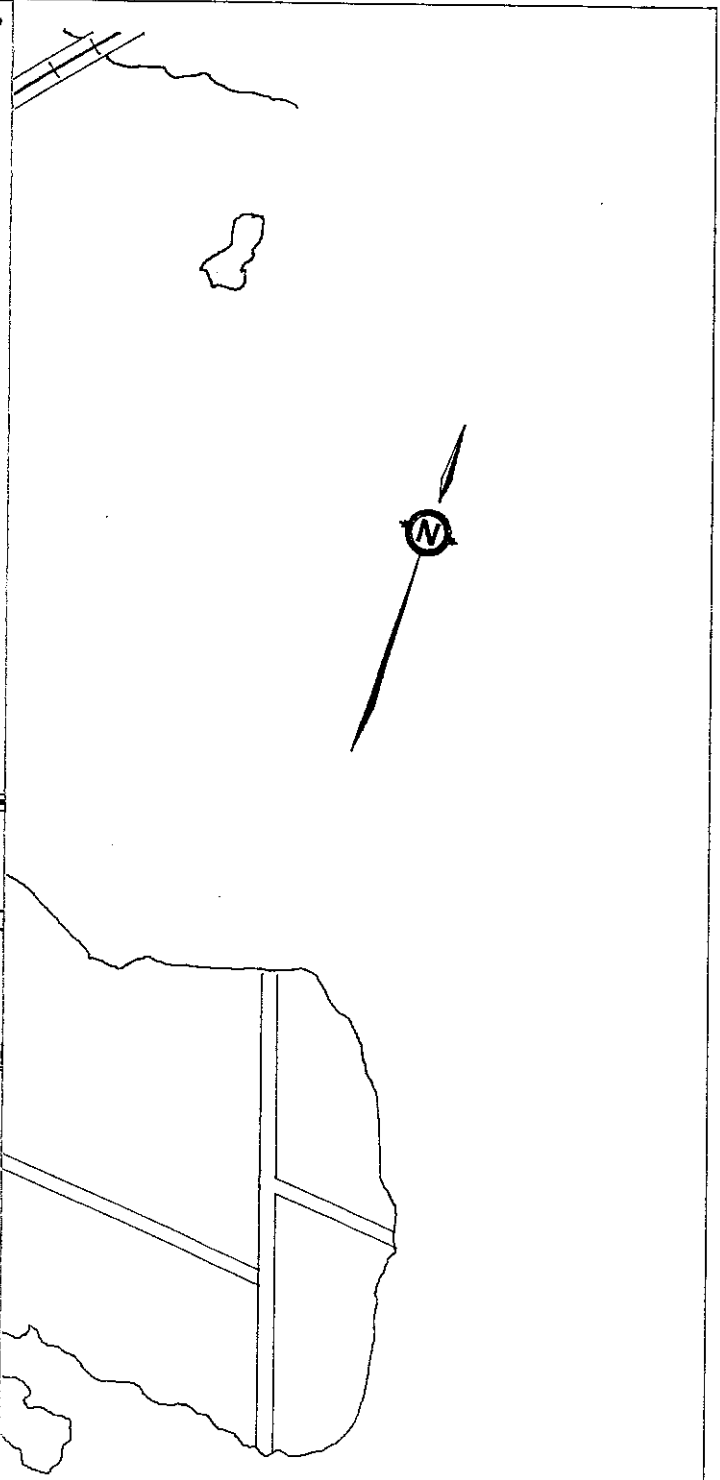
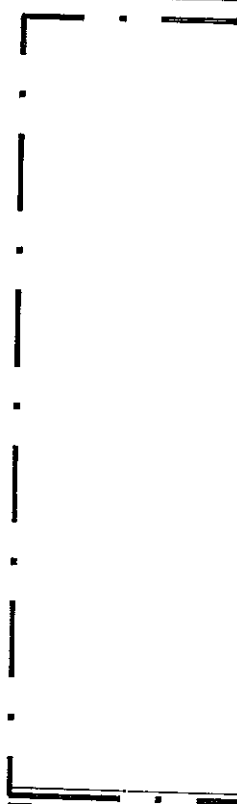
### MUNICIPAL ASSESSMENT RATIOS

YEAR	RESIDENTIAL/FARM:COMMERCIAL/INDUSTRIAL
1978	78:22
1979	79:21
1988	91:09
1989	90:10

**MUNICIPAL FINANCES (continued)**

**MUNICIPAL ASSESSMENT BASE**

<b>YEAR</b>	<b>RESIDENTIAL/FARM</b>	<b>COMMERCIAL/INDUSTRIAL</b>
1978	\$ 6 390 480	\$ 1 781 025
1979	\$ 6 687 280	\$ 1 792 445
1988	\$14 823 840	\$ 2 794 344
1989	\$15 309 100	\$ 3 374 700



VILLAGE OF SC  
OFFICIAL PLAN  
SCHEDULE "C"

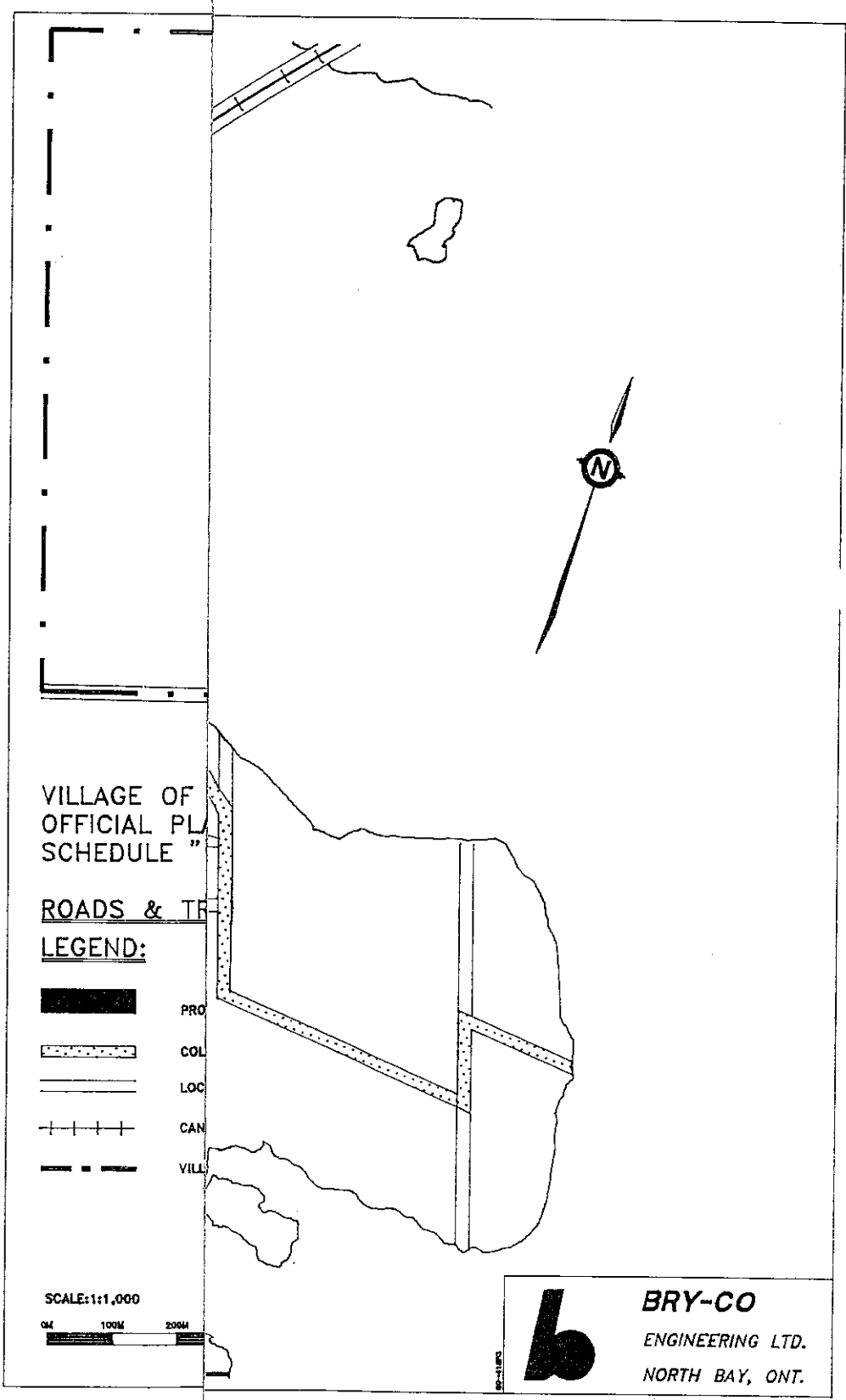
COMMUNITY IM  
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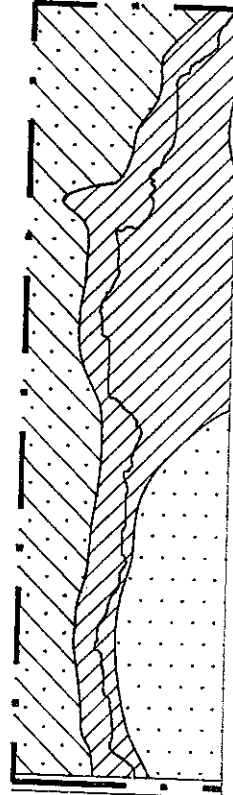
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SCALE:1:1,000  
0M 100M 200M 300M

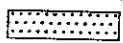
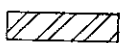

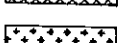
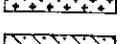
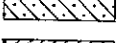
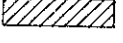

**b** **BRY-CO**  
ENGINEERING LTD.  
NORTH BAY, ONT.



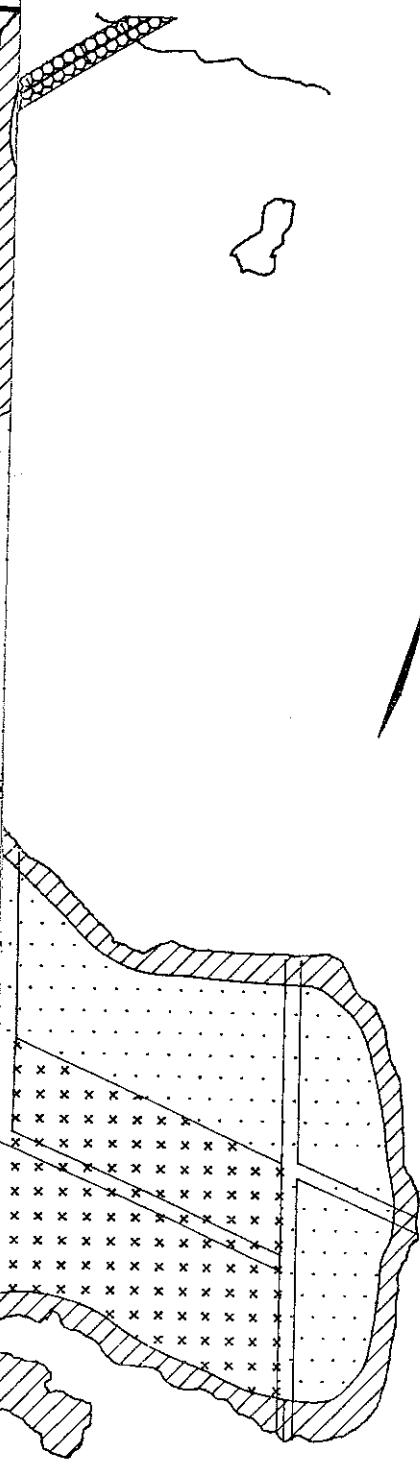
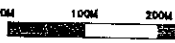



VILLAGE OF S  
 OFFICIAL PLAN  
 SCHEDULE "A"

GENERAL LAND  
 LEGEND:

-  RESID
-  COMM
-  INSTT
-  INDUS
-  RURAI
-  ENVIR
-  TRANS
-  VILLAG

SCALE: 1:1,000

**BRY-CO**  
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 NORTH BAY, ONT.