



CANTON D'ALFRED ET PLANTAGENET
ORDRE DU JOUR
RÉUNION SPÉCIALE
le mardi 17 décembre 2019, 19 h 00
SALLE DE CONFÉRENCE HOTEL DE VILLE

TOWNSHIP OF ALFRED AND PLANTAGENET
AGENDA
SPECIAL MEETING
Tuesday, December 17, 2019, 7:00 P.M.
TOWN HALL CONFERENCE ROOM

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**Demande de modification au Plan officiel des aires
urbaines du Canton d'Alfred et Plantagenet &
Demande de modification au Règlement de zonage
No. 2009-50 du Canton d'Alfred et Plantagenet
par Le Vieux Chaudron Inc.
a/s Alain Lapensée
OPA-6 & ZON-9-2019**

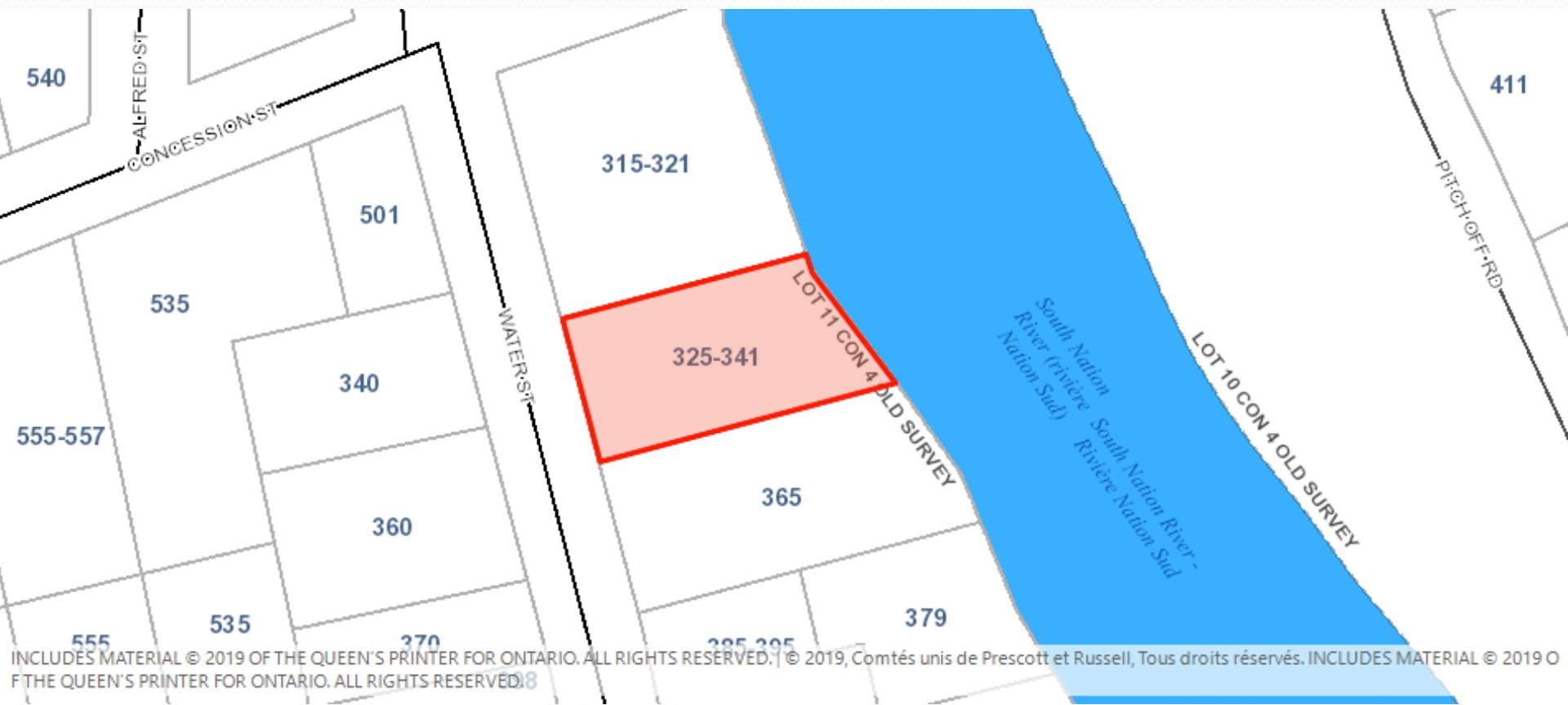



CANTON / TOWNSHIP
ALFRED AND PLANTAGENET

**Application to amend the Official Plan of the Urban
Areas of the Township of Alfred and Plantagenet &
Application to amend the Zoning By-law No. 2009-50
of the Township of Alfred and Plantagenet
by Le Vieux Chaudron Inc.
c/o Alain Lapensée
OPA-6 & ZON-9-2019**

- **SI UNE PERSONNE** ou un organisme public avait par ailleurs la capacité d'interjeter appel de la décision du Conseil de la Corporation du Canton d'Alfred et Plantagenet devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation du Canton d'Alfred et Plantagenet avant l'adoption de la modification proposée au plan officiel et l'adoption de la modification au règlement de zonage, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.
- **SI UNE PERSONNE** ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation du Canton d'Alfred et Plantagenet avant l'adoption de la modification au plan officiel qui est proposée et l'adoption de la modification au règlement de zonage, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.

- **IF A PERSON** or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Alfred and Plantagenet to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Alfred and Plantagenet before the proposed official plan amendment is adopted and the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.
- **IF A PERSON** or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Township of Alfred and Plantagenet before the proposed official plan amendment is adopted and the zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.





L'avis de cette réunion publique a été posté aux propriétaires dont les propriétés sont situées à l'intérieur d'un rayon de 120 mètres du terrain pour lequel la modification au Plan officiel et la modification au Règlement de zonage sont demandées. Cet avis a été posté le 28 novembre 2019 et un avis de réunion publique a aussi été affiché sur la propriété affectée le même jour.

The notice of this public meeting was mailed to all owners whose properties are within a buffer of 120 metres of the land for which the Official Plan amendment and the Zoning By-law amendment are requested. The notice was mailed on November 28, 2019 and a notice of public meeting was also posted on the affected property on the same day.

OPA-6 & ZON-6-2019

AVIS DE RÉCEPTION DE DEMANDES COMPLÈTES

AVIS D'UNE RÉUNION PUBLIQUE CONCERNANT UNE PROPOSITION DE MODIFICATION AU PLAN OFFICIEL DES AIRES URBAINES DU CANTON D'ALFRED ET PLANTAGENET AINSI QU'UNE PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE DU CANTON D'ALFRED ET PLANTAGENET

AVIS EST DONNÉ QUE le Conseil de la Corporation du Canton d'Alfred et Plantagenet tiendra une réunion publique le 17^{ème} jour de décembre 2019, à 19h00 à l'Hôtel de Ville d'Alfred et Plantagenet, situé au 205, Voie Route 17 à Plantagenet, à l'effet de considérer une proposition de modification (Dossier No. OPA-6) au Plan officiel des aires urbaines du Canton d'Alfred et Plantagenet conformément à l'Article 17 de la Loi sur l'aménagement du territoire, L.R.O. 1990, dans sa forme modifiée et une proposition de modification (Dossier ZON-6-2019) au Règlement de zonage No. 2009-01 de la Corporation du Canton d'Alfred et Plantagenet, conformément à l'Article 34 de la Loi sur l'aménagement du territoire, L.R.O. 1990, dans sa forme modifiée.

La propriété concernée par ces demandes est située au 325-341 rue Walter à Plantagenet, décrite comme étant le Lot 7, Plan 6 de l'ancien Village de Plantagenet.

La propriété concernée par ces demandes fera également l'objet d'une demande d'approbation d'un plan d'implantation. Les détails de ce plan d'implantation, ainsi que l'emplacement, seront présentés au Conseil municipal, lors d'une réunion publique, à une date ultérieure.

LA PROPOSITION DE MODIFICATION AU PLAN OFFICIEL, a pour but de changer l'affectation de la propriété, identifiée sur le schéma ci-dessous, du « Secteur des Politiques sur les Entreprises Économiques » au « Secteur des Politiques Résidentielles » dans le but de permettre des usages résidentiels sur la propriété.

La modification proposée au Plan officiel des aires urbaines du Canton d'Alfred et Plantagenet doit être approuvée par les Comités de l'Alfred et Plantagenet.

Si vous désirez être avisé(e) de l'adoption de la modification au Plan officiel qui est proposée, ou du refus de la demande, vous devez présenter une demande écrite aux Comités de l'Alfred et Plantagenet, 50 rue Court, C.P. 304, L'Orignal, Ontario, K0B 1A0.

LA PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE a pour but de changer la catégorie de zonage de la même propriété, de la zone « Commerce Local (C1) » à la zone « Résidentielle de Faible Densité » (R1D-1) afin de permettre la construction d'un quadrilatère (quatre unités résidentielles) sur la propriété.

Si vous désirez être avisé(e) de la décision de la Corporation du Canton d'Alfred et Plantagenet à l'égard de la modification proposée au Règlement de zonage, vous devez présenter une demande écrite à la Corporation du Canton d'Alfred et Plantagenet, à l'adresse indiquée ci-dessous.

Pour de plus amples renseignements à ce sujet, notamment sur le droit d'appel, veuillez communiquer avec la Corporation du Canton d'Alfred et Plantagenet, à l'adresse indiquée ci-dessous.

LES INFORMATIONS ADDITIONNELLES concernant nos propositions de modifications sont disponibles pour consultation, du lundi au vendredi, entre 9h30 et 16h00 à l'Hôtel de Ville d'Alfred et Plantagenet situé au 205, Voie Route 17, Plantagenet, ou au communiqué ci-dessous.

Guyane Poirier
Secrétaire d'Administration
(515) 873-4787, poste 209

Déjà au Canton d'Alfred et Plantagenet
Ce 30^{ème} jour de novembre 2019.

Amie Richelieu
Greffière
Canton d'Alfred et Plantagenet
205, Voie Route 17
Plantagenet, Ontario K0B 1L0

Toutan concerné par la modification au Plan officiel et la modification au Règlement de zonage

OPA-6 & ZON-6-2019

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE TOWNSHIP OF ALFRED AND PLANTAGENET AS WELL AS A PROPOSED AMENDMENT TO THE CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET ZONING BY-LAW

TAXPAYER NOTICE that the Council of the Corporation of the Township of Alfred and Plantagenet will hold a public meeting on the 17th day of December 2019 at 7:00 p.m. at the Alfred and Plantagenet Town Hall situated at 205 On Highway 17 in Plantagenet, to consider a proposed amendment (File No. OPA-6) to the Official Plan of the Township of Alfred and Plantagenet under Section 17 of the Planning Act, R.S.O. 1990, as amended and a proposed amendment (File No. ZON-6-2019) to the Township of Alfred and Plantagenet Zoning By-law No. 2009-01, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

The property concerned by these applications is situated at 325-341 Walter Street in Plantagenet, described as being Lot 7, Plan 6 of the former Village of Plantagenet.

The property concerned by these applications will also be the subject of an application for approval of a site plan. The details of this site plan, as well as the agreement, will be presented to the Municipal Council, during a regular meeting, at a later date.

THE PROPOSED OFFICIAL PLAN AMENDMENT is to change the designation of the property, identified on the sketch map below, from the "Economic Enterprise Policy Area" to the "Residential Policy Area" in order to allow residential use on the property.

The proposed amendment to the Official Plan of the Urban Area of the Township of Alfred and Plantagenet will be approved by the United Counties of Prescott and Russell.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or the refusal of the request, you must make a written request to the United Counties of Prescott and Russell, 50 Court Street, P.O. Box 304, L'Orignal, Ontario, K0B 1A0.

THE PROPOSED ZONING BY-LAW AMENDMENT is to change the zoning category of the same property, from the Local Commercial (C1) zone to the "High Density Residential - Executive" (R1D-1) zone in order to allow the construction of a quadrilateral four residential units on the property.

If you wish to be notified of the decision of the Corporation of the Township of Alfred and Plantagenet, on the proposed amendment to the Zoning By-law, you must make a written request to the Corporation of the Township of Alfred and Plantagenet, at the address indicated below.

For more information about this matter, including information about appeal rights, contact the Corporation of the Township of Alfred and Plantagenet, at the address indicated below.


ADDITIONAL INFORMATION relating to the proposed amendments is available for inspection from Monday to Friday, between 9:30 a.m. and 4:00 p.m. at the Alfred and Plantagenet Town Hall situated at 205 On Highway 17, Plantagenet, or by contacting:

Guyane Poirier
Planning Department
(515) 873-4787 ext 209

Already in the Township of Alfred and Plantagenet
This 30th day of November 2019.


Amie Richelieu
Greffière
Canton d'Alfred et Plantagenet
205, Voie Route 17
Plantagenet, Ontario K0B 1L0

Parcel of land affected by the Official Plan amendment and the Zoning By-law amendment




Les demandes s'appliquent à la propriété située au 325-341 rue Water à Plantagenet, décrite comme étant le Lot 7, Plan 6 de l'ancien Village de Plantagenet.


La propriété concernée par ces demandes fera également l'objet d'une demande d'approbation d'un plan d'implantation.




The applications apply to the property situated at 325-341 Water Street in Plantagenet, described as being Lot 7, Plan 6 of the former Village of Plantagenet.

The property concerned by these applications will also be the subject of an application for approval of a site plan.


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- La modification proposée au Plan officiel des aires urbaines du Canton d'Alfred et Plantagenet a pour but de changer l'affectation de la propriété du «Secteur des Politiques sur les Entreprises Économiques» au «Secteur des Politiques Résidentielles» dans le but de permettre des usages résidentiels sur la propriété.
 - The proposed amendment to the Official Plan of the Urban Areas of the Township of Alfred and Plantagenet is to change the designation of the property from the «Economic Enterprise Policy Area» to the «Residential Policy Area» in order to allow residential uses on the property.

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- La modification proposée au Règlement de zonage a pour but de changer la catégorie de zonage de la propriété, de la zone «Commerce Local (C1)» à la zone «Résidentielle de Forte Densité – Exception X (R3-X)».
 - Si la modification proposée est adoptée, la catégorie de zonage «R3-X» permettra la construction d'un quadruplex (quatre unités résidentielles) sur la propriété. La modification permettra également la réduction de la superficie minimum requise pour un lot, destiné à la construction d'un quadruplex, desservi par le réseau d'aqueduc municipal et le réseau d'égout sanitaire municipal de 900.0 mètres carrés à 650.0 mètres carrés.

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- The proposed amendment to the Zoning By-law is to change the zoning category of the property from the «Local Commercial (C1)» zone to the «High Density Residential – Exception X (R3-X)» zone.
 - If the proposed amendment is adopted, the zoning category «R3-X» will allow the construction of a quadruplex (four residential units) on the property. The amendment will also allow the reduction of the minimum required lot area, intended for the construction of a quadruplex, serviced by the municipal water system and the municipal sanitary sewer system, from 900.0 square meters to 650.0 square meters.


SEULS LES PARTICULIERS, les personnes morales et les organismes publics peuvent interjeter appel d'un règlement municipal devant le Tribunal d'appel de l'aménagement local. Les associations ou les groupes sans personnalité morale ne peuvent pas déposer d'avis d'appel. Toutefois, un avis d'appel peut être déposé au nom d'un particulier qui est membre de l'association ou du groupe pour le compte de l'un ou l'autre.

AUCUNE PERSONNE ni aucun organisme public ne doit être joint en tant que partie à l'audition de l'appel sauf si, avant l'adoption du règlement municipal, la personne ou l'organisme public a présenté des observations orales lors d'une réunion publique ou présenté des observations écrites au conseil ou qu'il existe, de l'avis du Tribunal, des motifs raisonnables de le faire.



ONLY INDIVIDUALS, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



**Annie Rochefort
Greffière / Clerk
Canton d'Alfred et Plantagenet /
Township of Alfred and Plantagenet
205, Vieille Route 17 / 205, Old Highway 17
C.P. 350 / P.O. Box 350
Plantagenet, Ontario
K0B 1L0**

CORPORATION DU CANTON D'ALFRED ET PLANTAGENET

RAPPORT DU SERVICE DE L'URBANISME

**Demande d'approbation d'un plan de lotissement préliminaire
par Anco Homes Ltée**

RAPPORT NO.: URB-34-2019

DATE: le 17 décembre 2019

INTRODUCTION

Ce rapport consiste à présenter une demande d'approbation pour un plan de lotissement préliminaire. La demande a été soumise par la firme d'ingénierie Atrel, agente pour la compagnie Anco Homes Ltd.

Il est important de souligner qu'il s'agit d'une resoumission d'une demande antérieure, déposée en 2009, dossier No. 040-S-09-011.

NATURE DE LA DEMANDE

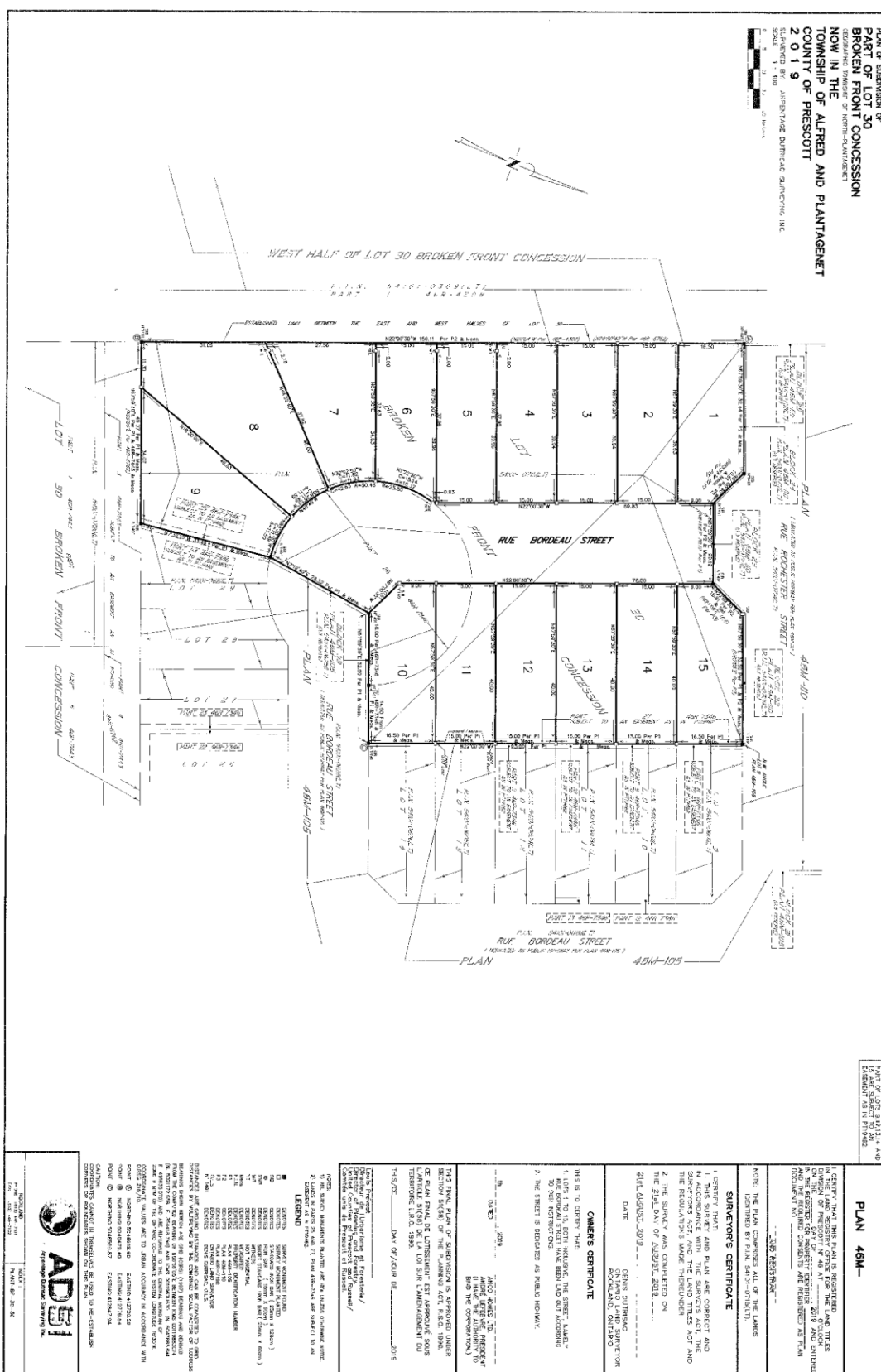
La demande d'approbation d'un plan de lotissement préliminaire, dossier 040-S-19-004, affecte la propriété située au sud de l'intersection entre la rue Versailles et la rue Rochester dans le village de Wendover.

La propriété affectée par la demande est localisée sur une partie du Lot 30, Concession Broken Front de l'ancien Canton de Plantagenet Nord. Elle est plus précisément décrite comme étant la partie 1 du plan de référence 46R-5175, à l'exception des plans enregistrés 46M-97, 46M-102, 46M-105 et 46M-110.

Le plan de lotissement proposé compte 15 lots destinés à des fins résidentielles pour la construction d'unités d'habitation de type unifamilial. Ces lots auront une façade minimum de 15.0 mètres et une superficie minimum de 500.0 mètres carrés. Le plan de lotissement proposé démontre également un tronçon de rue : il s'agit du prolongement de la rue Bordeaux. Les lots proposés seront desservis par le réseau d'aqueduc municipal, le réseau d'égout sanitaire municipal, le réseau d'égout pluvial municipal ainsi que par tous les autres services d'utilités publiques (le gaz naturel de Enbridge, le réseau électrique de Hydro One, services de téléphone, de télévision et d'internet).

Le plan de lotissement proposé complètera le projet domiciliaire de la compagnie Anco Homes Ltée, nommé «Châteaux du Village». Il représente la quatrième phase de développement du projet initial, soumis en 2009. Le projet original comptait 73 lots, quelques blocs et des tronçons de rues. Le plan de lotissement avait été approuvé au mois de mai 2010. Une demande d'extension avait été acceptée au mois d'avril 2013 pour une période supplémentaire de 3 ans afin de permettre à la compagnie Anco Homes Ltée de compléter son projet en diverses phases. Toutefois, la compagnie n'a pas été en mesure de compléter le projet dans le temps prescrit. Alors, puisque la période allouée pour compléter le projet est terminée depuis le 1^{er} juin 2016, la compagnie a dû resoumettre une nouvelle demande d'approbation.

La demande d'approbation d'un plan de lotissement préliminaire a été soumise aux Comtés unis de Prescott et Russell le 10 septembre 2019. Le service d'urbanisme des Comtés unis a tenu une réunion publique le 1^{er} octobre 2019 pour présenter le plan de lotissement préliminaire dans le but d'obtenir les commentaires de la population à l'égard du projet proposé.



CONTEXTE LÉGAL

DÉCLARATION DE PRINCIPES PROVINCIALE 2014

La Déclaration de principes provinciale stipule ce qui suit:

1.1 *Gestion et orientation de l'utilisation du sol en vue d'assurer des formes efficaces et résilientes d'aménagement et d'utilisation du sol*

1.1.1 *Pour assurer l'existence de collectivités saines et sûres, où il fait bon vivre, il faut :*

- a) *encourager des formes efficaces d'aménagement et d'utilisation du sol qui soutiennent à long terme la vitalité financière de la province et des municipalités;*
- c) *éviter les formes d'aménagement et d'utilisation du sol qui risquent de nuire à l'environnement ou à la santé et à la sécurité publiques;*
- d) *éviter les formes d'aménagement et d'utilisation du sol qui empêcheraient l'expansion efficace de zones de peuplement dans les zones qui sont adjacentes aux zones de peuplement ou qui sont à proximité de celles-ci;*
- e) *encourager des formes et des normes d'aménagement rentables qui réduisent au minimum l'utilisation des terres et les coûts de viabilisation;*
- g) *faire en sorte que l'infrastructure, les installations de production et systèmes de transmission et de distribution d'électricité et les installations de services publics nécessaires sont ou seront disponibles pour répondre aux besoins actuels et prévus;*

1.1.3 *Zones de peuplement*

1.1.3.2 *Les formes d'utilisations du sol dans les zones de peuplement sont fondées sur ce qui suit :*

- a) *des densités et une diversité d'utilisations du sol qui :*
 - 1. *utilisent de façon efficace les terres et les ressources;*
 - 2. *conviennent à l'infrastructure et aux installations de services publics prévues ou existantes, les utilisent de façon efficace, et évitent la nécessité de leur expansion injustifiée ou coûteuse;*
 - 4. *soutiennent le transport actif;*

1.1.3.4 *Il faut favoriser des normes d'aménagement appropriées facilitant la densification, le réaménagement et l'aménagement compact, tout en prévenant ou atténuant les risques en matière de santé et de sécurité publiques.*

1.1.3.6 *Les nouveaux aménagements dans les zones de croissance désignées doivent avoir lieu dans les secteurs adjacents à la zone bâtie existante, être compacts et offrir une diversité d'utilisations et de densités qui permettent une utilisation efficace des terres, de l'infrastructure et des installations de services publics.*

1.4 Logement

1.4.3 Les offices d'aménagement fournissent une diversité et un éventail appropriés de types de logement et de densités afin de répondre aux besoins des résidents actuels et futurs de la zone de marché régionale de la façon suivante :

- c) en orientant l'aménagement de nouveaux logements vers les endroits où des niveaux appropriés d'infrastructure et d'installations de services publics sont ou seront disponibles pour répondre aux besoins actuels et futurs;
- d) en encourageant, pour les nouveaux logements, des densités qui utilisent efficacement les terres, les ressources, l'infrastructure et les installations de services publics, et qui appuient l'utilisation du transport actif et du transport en commun dans les zones où ils sont offerts ou doivent être implantés;

1.6.6 Égout, approvisionnement en eau et eaux pluviales

1.6.6.1 Dans l'aménagement des services d'égout et d'approvisionnement en eau, il faut :

- a) orienter la croissance ou l'aménagement prévu(e) et y répondre d'une façon qui favorise l'utilisation efficiente et l'optimisation :
 - 1. des services d'égout municipaux et des services d'approvisionnement en eau municipaux existants;
- b) faire en sorte que ces services soient fournis d'une manière qui :
 - 1. puisse être soutenue par les ressources en eau sur lesquelles reposent ces services;
 - 2. soit réalisable, viable sur le plan financier et se conforme à toutes les exigences réglementaires;
 - 3. protège la santé de la population et l'environnement naturel;

1.6.6.7 Dans l'aménagement des systèmes de gestion des eaux pluviales, il faut :

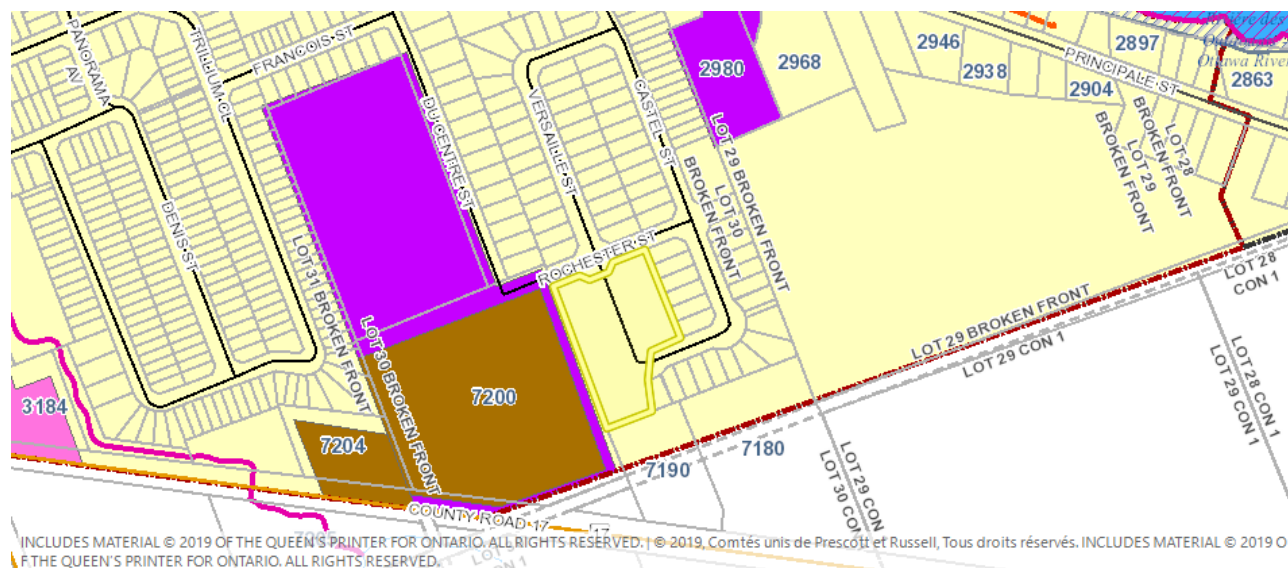
- a) Réduire au minimum ou, là où c'est possible, éviter toute augmentation des charges de contaminants;
- b) Réduire au minimum les modifications du bilan hydrologique et de l'érosion;
- c) Ne pas augmenter les risques pour la santé et la sécurité de la population et les risques de dommages matériels;

PLAN OFFICIEL DES COMTÉS UNIS DE PRESCOTT ET RUSSELL

La propriété en question est inscrite sous l'affectation «Secteur des Politiques Urbaines» à l'annexe «A» du Plan officiel des Comtés unis.

PLAN OFFICIEL DES AIRES URBAINES DU CANTON D'ALFRED ET PLANTAGENET

La propriété en question est inscrite sous l'affectation «Secteur des Politiques Résidentielles» à l'annexe «C» du Plan officiel des aires urbaines du Canton d'Alfred et Plantagenet.



Extrait de l'annexe «C» du Plan officiel des aires urbaines du Canton d'Alfred et Plantagenet

Le Plan officiel stipule ce qui suit :

2. Collectivité durable

2.1.7 Objectifs

Le Conseil cherche à réaliser les objectifs suivants en mettant en œuvre les politiques sur les collectivités durables qui sont énoncées dans le présent plan.

1. *Nous renforcerons notre collectivité en dirigeant une partie de la nouvelle croissance vers les zones bâties, au moyen de la densification.*
2. *Nous encouragerons l'aménagement résidentiel dans la zone bâtie.*
3. *Nous renforcerons notre collectivité en dirigeant la croissance et le développement vers les secteurs où des infrastructures hydrauliques et d'égout existent déjà ou sont prévues.*
4. *Nous renforcerons notre collectivité en appuyant le développement d'aménagements compacts, à usage mixte, à forte densité d'emploi et à forte densité résidentielle.*
5. *Nous renforcerons notre collectivité en réduisant la dépendance vis-à-vis de l'automobile, par l'aménagement d'environnements à usage mixte et conviviaux pour les piétons.*

2.2.5 Politiques résidentielles

Les secteurs résidentiels sont définis dans le règlement de zonage municipal local. Le Conseil fait le zonage des terres pour des types particuliers d'usages résidentiels et s'assure que les usages non résidentiels permis font l'objet d'un zonage approprié. Si un plan secondaire s'applique, les secteurs désignés à des fins d'aménagement résidentiel sont identifiés à l'annexe cartographique requise.

Les usages suivants seront permis à l'intérieur du secteur des politiques résidentielles :

- 1. Les usages résidentiels à faible densité;*
- 2. Les entreprises à domicile assujetties à l'article 7.5.5;*
- 3. Les usages résidentiels à densité moyenne;*
- 4. Les usages résidentiels à densité élevée;*
- 5. Les maisons de chambres et les pensions;*
- 6. Les écoles, parcs et églises.*

2.2.9 Services d'eau et d'égout municipaux

L'aménagement n'est permis que lorsqu'il est confirmé que les services d'eau et d'égout municipaux disposent d'une capacité de réserve suffisante, conformément aux lignes directrices et règlements du ministère de l'Environnement.

3.4 Gestion de l'eau, des eaux usées et des eaux pluviales

3.4.1 Dispositions générales

- 2. l'aménagement est généralement relié à des services d'eau et de traitement des eaux d'égout complets;*
- 8. la gestion des eaux pluviales sera requise pour tous les nouveaux aménagements dans Alfred, Plantagenet et Wendover, conformément aux lignes directrices élaborées par le ministère des Ressources naturelles, la Société d'aménagement de la Nation-Sud, le comté ou la municipalité.*

RÈGLEMENT DE ZONAGE

La propriété sujette à la demande d'approbation d'un plan de lotissement préliminaire est présentement zonée «Résidentielle de Faible Densité – Exception 4 (R1-4)» selon le Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet.

Le zonage actuel permet la construction d'une résidence unifamiliale sur un lot, desservi par le réseau d'aqueduc municipal et le réseau d'égout sanitaire municipal, ayant une façade minimum de 15.0 mètres et une superficie minimum de 450.0 mètres carrés. Les lots proposés dans le plan de lotissement préliminaire sont conformes à ces dispositions.

COMMENTAIRES DES AUTRES SERVICES

N/A

COMMENTAIRES DU SERVICE

Les Comtés unis de Prescott et Russell sont l'autorité approbatrice pour les demandes d'approbation de plan de lotissement, tout comme les demandes d'approbation d'autorisation. Les commentaires du Canton d'Alfred et Plantagenet doivent être remis à l'autorité approbatrice avant qu'une décision soit prise par cette dernière.

La réunion publique pour présenter le plan de lotissement préliminaire a eu lieu le 1^{er} octobre 2019. Aucun propriétaire foncier avisé de la réunion publique n'y était présent.

Le Canton d'Alfred et Plantagenet détient les capacités nécessaires dans son réseau d'aqueduc municipal et dans son réseau d'égout sanitaire municipal pour desservir les 15 lots proposés.

Toutes les études et les plans requis pour le développement d'un projet de lotissement avaient été complétés, révisés et acceptés par diverses agences suite à l'approbation obtenue en 2010 pour le dossier No. 040-S-09-011. Ces études et ces plans sont encore valides.

Une entente de lotissement doit être conclue entre la compagnie Anco Homes Ltée et le Canton d'Alfred et Plantagenet. Cette entente est enregistrée sur les titres de chacun des lots créés dans le plan de lotissement.

Les pieds de réserve, identifiés comme étant le Bloc 33 du plan enregistré 46M-105 ainsi que le Bloc 23 du plan enregistré 46M-110 avaient été exigés dans le but d'interdire le développement à l'extérieur des limites du terrain affecté par lesdits plans de lotissement (respectivement phases 2 et 3 du projet domiciliaire). Ces pieds de réserve devront être retirés, une fois l'entente de lotissement signée, avant l'enregistrement du nouveau plan de lotissement.

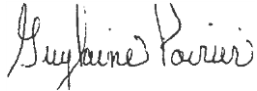
RECOMMANDATION DU SERVICE

Le service d'urbanisme recommande au Conseil municipal d'approuver la demande d'approbation pour un plan de lotissement préliminaire, dossier 040-S-19-004, soumise par la firme d'ingénierie Atrel, agente pour la compagnie Anco Homes Ltd, affectant la propriété située au sud de l'intersection entre la rue Versaille et la rue Rochester dans le village de Wendover, localisée sur une partie du Lot 30, Concession Broken Front de l'ancien Canton de Plantagenet Nord et décrite comme étant la partie 1 du plan de référence 46R-5175, à l'exception des plans enregistrés 46M-97, 46M-102, 46M-105 et 46M-110, sujet aux conditions suivantes:

1. That this approval applies to the draft plan prepared by Atrel Engineering Ltd., dated August 2019 and signed by Denis Dutrisac, O.L.S., identified as Project No. 080501-7, which demonstrates a total of 15 residential lots.
2. That the prescribed fees under By-law 2019-01 for the processing of an application for the approval of a draft plan of subdivision be paid to the Township of Alfred and Plantagenet.
3. That the owner agrees to enter into a subdivision agreement with the Township of Alfred and Plantagenet.
4. That the road allowance within the draft plan of subdivision be demonstrated and dedicated as a public highway.
5. That the street be named and the civic numbering be assigned to the satisfaction of the Township of Alfred and Plantagenet and the Department of Emergency Services of the United Counties of Prescott and Russell.
6. That prior to final approval, the approval authority is to be advised by the Township of Alfred and Plantagenet that the plan of subdivision is in conformity with the Zoning By-law in effect.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Alfred and Plantagenet concerning the provision of roads and the installation of water and wastewater services and storm drainage.
8. The owner shall coordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and the installation, timing, and phasing of all required utilities (on-grade, below- grade or above-grade, including on-site drainage facilities and streetscaping) and such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable.
9. That all easements and right-of-ways which may be required for electrical, telephone and cablevision facilities, shall be provided and agreed to by the owner, to the satisfaction of the appropriate authority; and that the owner shall ensure that these easements documents are registered on title immediately following registration of the plan of subdivision; and that affected agencies are duly notified.

10. That where the relocation or removal of any existing on-site and/or adjacent utility facility, including electrical, telephone and cablevision, is required as a direct result of the development, the owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority.
11. That prior to final approval, the owner shall enter into an agreement with Hydro One wherein the owner agrees to make all the necessary arrangements for the installation of the electrical distribution system.
12. That the owner pays the Township of Alfred and Plantagenet a monetary compensation of 5% of the value of the land subject to the plan of subdivision for park purposes.
13. That the owner transfers to appropriate authorities all required easements for the surface drainage and public utilities.
14. That the owner agrees to provide an undertaking (inhibiting order) to the Township of Alfred and Plantagenet and to the approval authority stating that the subdivision agreement between the owner and the Township of Alfred and Plantagenet shall be registered on the title of the lands to which it applies once the plan of subdivision has been registered. The owner further agrees that the registration of any agreement, transaction or mortgage will be prohibited prior to the registration of the subdivision agreement.
15. The owner shall inform all prospective purchasers, through a clause in all Agreements of Purchase and Sale, as to those lots identified for potential Community Mailbox.
16. If applicable, the owner shall, at his own expense, provide a curb depression, at the Community Mailbox location.
17. That the owner agrees to prepare a lot grading and drainage plan and indicate how it is to be implemented to the satisfaction of the Township of Alfred and Plantagenet and the South Nation Conservation.
18. That the owner implements the final version of the storm water management plan and describe how it is to be implemented in accordance with the current Stormwater Management Practices to the satisfaction of the Township of Alfred and Plantagenet and the South Nation Conservation. The plan should address both water quality and quantity concerns and any impact to the receiving watercourse. The plan should consider proposed on-lot controls to reduce the rate of runoff and minimize contaminant transportation. Models, assumptions and calculations of pre- and post-development runoff are to be included with this submission.
19. That the owner agrees to prepare a sediment and erosion control plan and indicate how it is to be implemented to the satisfaction of the Township of Alfred and Plantagenet and the South Nation Conservation, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all the phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.

20. That the subdivision agreement between the owner and the Township of Alfred and Plantagenet shall contain wording acceptable to the South Nation Conservation that Conditions 17, 18 and 19 will be implemented.
21. That the owner agrees to submit and sign a Letter of Undertaking for road improvement and the traffic lights at the intersection of County Road No. 17 and County Road No. 19 to the satisfaction of the Township of Alfred and Plantagenet and the United Counties of Prescott and Russell.



Guylaine Poirier
Administratrice du zonage



Annie Rochefort
Greffière

CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET

PLANNING DEPARTMENT REPORT

**Application to amend the Zoning By-law No. 2009-50
of the Township of Alfred and Plantagenet
by Suzanne Lavoie and Ian Walker
Mariposa Farm**

REPORT NO.: URB-35-2019

DATE: December 17, 2019

INTRODUCTION

Mrs. Suzanne Lavoie and Mr. Ian Walker, owners of Mariposa Farm, have submitted an application to amend Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet.

The zoning amendment affects the property located at 6468 County Road No. 17 in Plantagenet, described as being a part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet, known as Mariposa Farm.

The owners have retained the services of Morrison Hershfield Consultants to assist with the required studies and reports in support of their zoning amendment application. The zoning amendment is required in order to permit the construction of four (4) new rental cabins on the property.

SUBJECT LANDS

The property is located north-west of the village of Plantagenet, along County Road No. 17. It has an area of 43.4 hectares and a frontage of 220.0 metres.

There are many structures on the property such as a single family dwelling, a pavilion, a workshop, a barn and a greenhouse. The property is known as Mariposa Farm. This farm specializes in the production of vegetables, the raising of geese, ducks and crossbred pigs. The farm also offers agri-tourism activities such as farm visits and a farm produce outlet.

In 2003, an amendment to the Zoning By-law No. 90-001 of the former Township of North Plantagenet was approved in order to allow an additional permitted use on the property: an eating establishment called "Country Style Dining". The establishment offers a gastronomic experience where transient guests savor a meal mainly composed of home-grown produce and livestock. That use is temporarily on hold as the pavilion is undergoing renovations. The provisions of this exception zone "RU-9" are found in subsection 23.4 (ix) of the Zoning By-law 2009-50.

In 2018, an amendment to the Zoning By-law 2009-50 of the Township of Alfred and Plantagenet was approved, file ZON-2-2018, in order to allow a cabin rental operation consisting of one existing cabin on the property. The cabin, named "Perched Cabin", measuring 8.9 metres by 6.9 metres, is precisely located at the following GPS coordinates: Latitude 45.56230° N and Longitude 75.03430° W. The cabin offers basic sleeping and dining accommodations for tourists, is heated with a wood stove, has no running water nor electricity and has an outside latrine (toilet – holding tank). The provisions of this exception zone "RU-38" are found in subsection 23.4 (xxxviii) of the Zoning By-law 2009-50.

The property is located in a rural setting. The area is mainly composed of residential properties, a few institutional establishments (Centre de l'Amour and Camping de l'Étoile) and agricultural properties that contain residential and agricultural buildings.

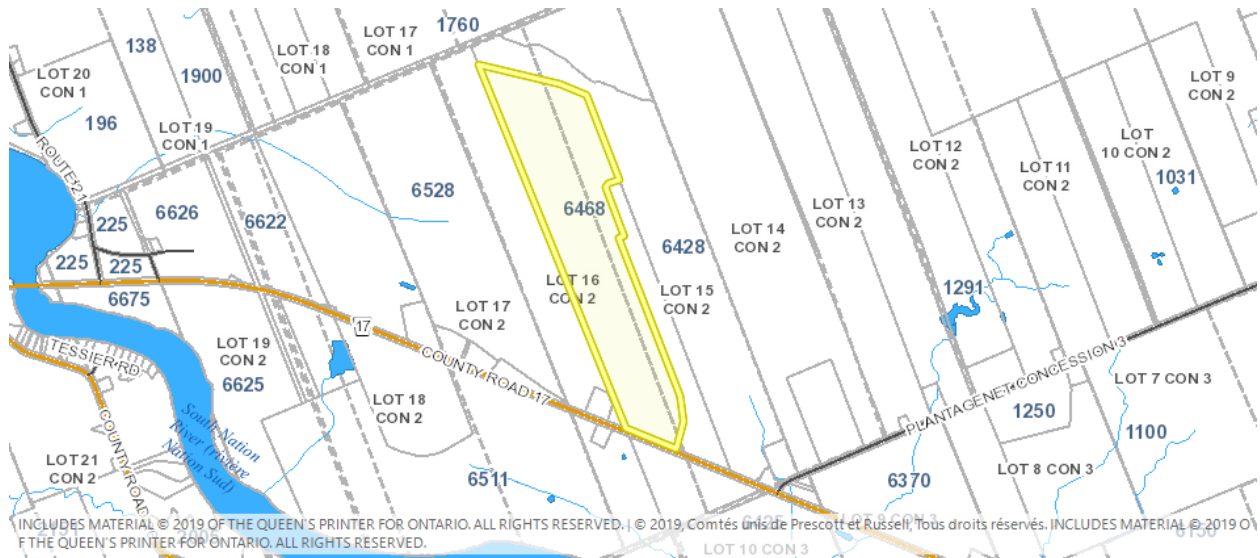


Figure 1: Property concerned by the amendment to the Zoning By-law.

THE CABINS

The four (4) new proposed rental cabins have a 37.2 square metres footprint (6.1 meters by 6.1 metres) with a maximum height of 6.0 metres. They offer sleeping and dining (small and basic) accommodations. The heating system for each of the cabins is a wood stove. There is no running water nor electricity in any of them and they each have an outside latrine (toilet – holding tank approved by South Nation Conservation).

The existing cabin on the subject property is called “Perched Cabin”. It has a 61.4 square meters footprint (8.9 metres by 6.9 metres) with a maximum height of 6.0 metres. It also offers sleeping and dining (small and basic) accommodations. The heating system for this cabin is a wood stove. There is no running water nor electricity in it and it has an outside latrine (toilet – holding tank approved by South Nation Conservation).



Figure 2: Photo of the existing cabin called "Perched Cabin".

PROPOSED ZONING AMENDMENT

Mariposa Farm has been operating a mixed farm with production and agri-tourism activities since 1980. The four (4) new proposed cabins are rental cabins to add to the experience. The cabins are rustic log constructions and can only be reached by trails that run from the single family dwelling located on the subject property.

The application for the zoning amendment was supported by the following documents:

1. Planning Rationale prepared by Morrison Hershfield, dated July 21, 2019, for Suzanne Lavoie and Ian Walker – Mariposa 6468 County Road No. 17, Plantagenet, Ontario.
2. Full Environmental Impact Study prepared by Morrison Hershfield, dated July 12, 2019, for Suzanne Lavoie and Ian Walker – Mariposa 6468 County Road No. 17, Plantagenet, Ontario.
3. Geo-Environmental Report prepared by Morrison Hershfield, dated July 17, 2019, for Suzanne Lavoie and Ian Walker – Mariposa 6468 County Road No. 17, Plantagenet, Ontario.

These documents were sent to the South Nation Conservation and the Ontario Ministry of Environment, Conservation and Parks for revision and approval.

The application for the zoning amendment was also supported by the following documents submitted for the zoning amendment file ZON-2-2018:

1. Hydrogeological Assessment prepared by Morrison Hershfield, dated January 20, 2014 for Roch Cyr – 6575 County Road No. 17 and Area, Jessup's Falls, Alfred and Plantagenet, Ontario.
2. Karst, Groundwater and Aggregate Studies prepared by Morrison Hershfield, dated October 31, 2017, for Suzanne Lavoie and Ian Walker – Mariposa 6468 County Road No. 17, Plantagenet, Ontario.

Mr. Brent Harbers, biologist at South Nation Conservation (SNC), reviewed the Full Environmental Impact Study and submitted comments to the author of the document, Mrs. Kaitlyn York, terrestrial biologist at Morrison Hershfield, in a correspondence dated September 9, 2019. The comments were addressed and accepted by SNC on October 1, 2019.

Mr. Michael Melaney, hydrogeologist at South Nation Conservation (SNC), reviewed the Geo-Environmental Report and submitted comments to the author of the document, Mr. Anthony West, senior geo-environmental engineer at Morrison Hershfield, in a correspondence dated September 23, 2019. The comments were addressed and accepted by SNC on October 9, 2019.

Mrs. Carolyn Hann, management biologist at the Ontario Ministry of Environment, Conservation and Parks (MECP) reviewed the Full Environmental Impact Study and submitted comments to the author of the document, Mrs. Kaitlyn York, terrestrial biologist at Morrison Hershfield, in a correspondence dated October 4, 2019. The comments were addressed and accepted by MECP on November 21, 2019.

The Planning Rationale prepared by Morrison Hershfield supports the zoning amendment application to permit temporary lodging for guests in the form of four (4) new rental cabins. The report provides an overview of the subject lands, the surrounding area and the proposed development. The report also outlines the policy and regulatory framework associated with the application, summarizes findings from background reports and concludes with the rationale for the proposed zoning by-law amendment.

The actual zoning of the property is “Rural – Exception 9 (RU-9)” and “Rural – Exception 38 (RU-38)”. The purpose of the proposed amendment is to change the zoning category of a part of the property from the “Rural – Exception 9 (RU-9)” zone to the “Rural – Exception 38 (RU-38)” zone.

The proposed amendment also seeks to alter the provisions of the “Rural – Exception 38 (RU-38)” zone by including the GPS coordinates of the four (4) new rental cabins.

On October 15, 2019, the Planning Department recommended to Municipal Council to consider the application as complete and initiate the required procedures. The public meeting for this zoning amendment was held on November 19, 2019. No written and/or oral comment were submitted to the Council during the public meeting. The Planning Department did not received any written and/or oral submission regarding this application since the notice of a public meeting was sent to every owner of land within 120.0 metres of the subject property and to every public bodies, as prescribed in the *Planning Act*.

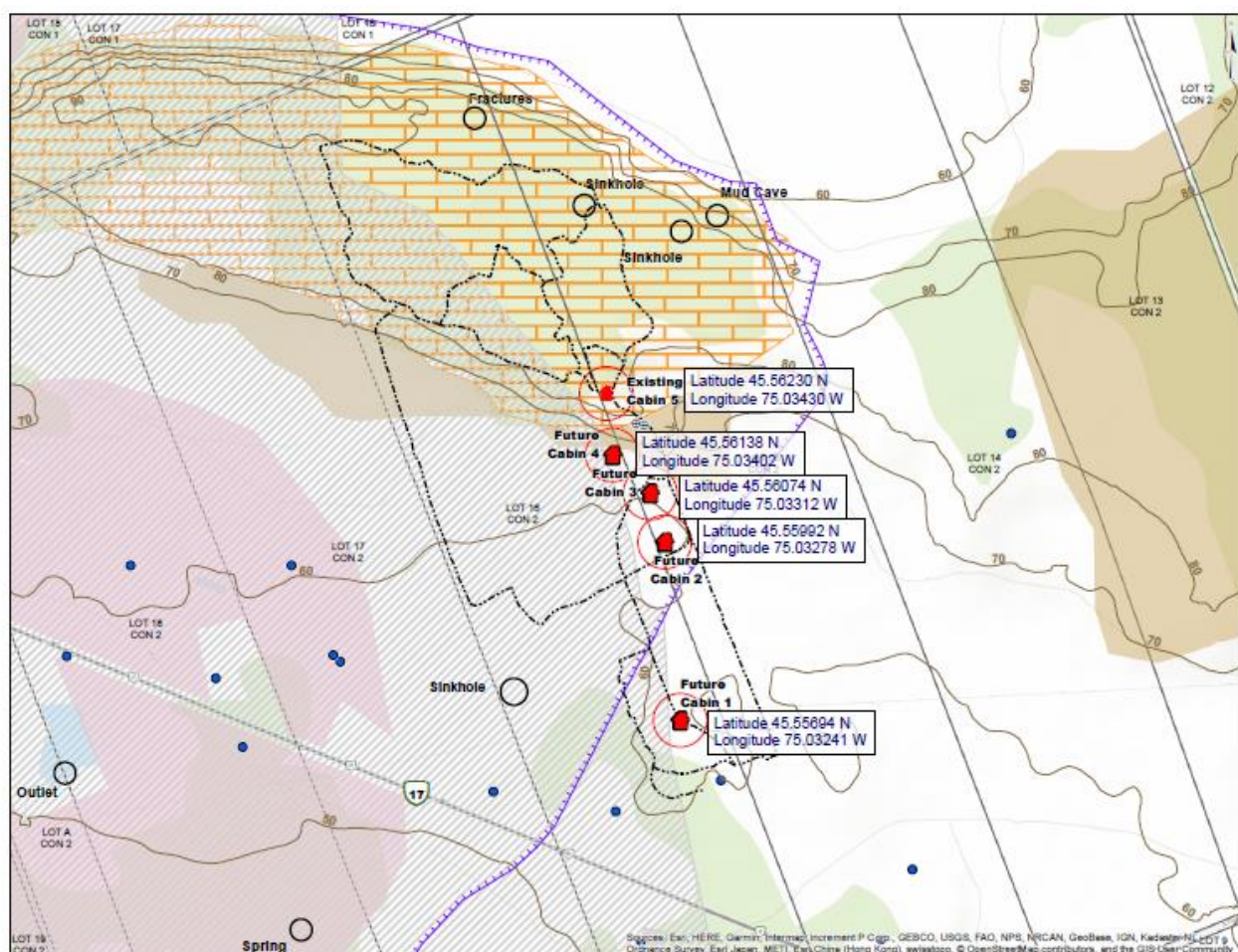


Figure 3: Map showing the exact locations with the GPS coordinates of the four (4) new rental cabins and the existing one.

PROVINCIAL POLICY STATEMENT 2014 (PPS)

The PPS states the following:

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The policies of the Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on April 30, 2014.

In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.

The Province’s natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, and meet its long-term needs.

The following PPS policies are relevant to the subject lands:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) *Building upon rural character, and leveraging rural amenities and assets;*
- f) *Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*

- h) *Conserving biodiversity and considering the ecological benefits provided by nature;*

1.1.5 *Rural Lands in Municipalities*

1.1.5.2 *On rural lands located in municipalities, permitted uses are:*

- b) *Resource-based recreational uses (including recreational dwellings);*

1.1.5.3 *Recreational, tourism and other economic opportunities should be promoted.*

1.1.5.4 *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

1.7.1 *Long-term economic prosperity should be supported by:*

- g) *Providing opportunities for sustainable tourism development;*
- h) *Providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;*

MH Planning Rationale Conclusion:

The proposed redevelopment of the subject lands meets the policy requirements of the PPS listed above. It assists in supporting a viable agri-tourism business that promotes appreciation for agricultural activities and resources, in addition to creating a unique experience for guests to enjoy natural assets and biodiversity found on the subject lands. The rental cabins provide an avenue to promote recreational use and tourism in a simple rural setting.

2.1 **Natural Heritage**

2.1.1 *Natural features and areas shall be protected for the long term.*

2.1.5 *Development and site alteration shall not be permitted in:*

- e) *significant areas of natural and scientific interest (ANSI) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*

2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policy 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

MH Planning Rationale Conclusion:

The proposed redevelopment of the subject lands meets the policy requirement of the PPS listed above. The proposed cabins fall outside of the Area of Natural and Scientific Interest. Qualified professionals conducted a site inspection and documented the results in a Full EIS, which documents the methodology, background data, field work results, communications with MNRF, and mitigation measures. The EIS Report clearly outlines that the mitigation measures, if implemented as directed, will avoid permanent impacts and contraventions under Section 9 or 10 of the *Endangered Species Act (2007)* and the *Migratory Birds Convention Act (1994)*.

2.5 Mineral Aggregate Resources

2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

2.5.2 Protection of Long-Term Resource Supply

2.5.2.5 In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) Resource use would not be feasible; or*
- b) The proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*

MH Planning Rationale Conclusion:

The operations and activities of Mariposa Farm have been approved based on the addition of RU-38 as explained above. The addition of rental cabins on the property would not preclude or hinder the establishment of new neighbouring operations or access to bedrock aggregate resources in the event of any future license application for aggregate extraction. The proposed cabins are located outside the 500 m buffer of any “Bedrock Resource Areas” and “Bedrock and Sand-Gravel Resource Areas”.

The subject lands do contain one designated “Sand-Gravel Resource Area” on site, located at the boundary or downslope between the bedrock plateau in the north, and the agricultural flatland in the centre of the property. Three (3) of the four (4) proposed cabins are located within 300 m of the sand-gravel resource area (Figure 4), however, as outlined in the Geo-Environmental Report, the investigations included a reassessment of the size of the aggregate resource considering the observed terrain and soils. The investigations also included testing the quality of the resource. The resource was found to be a deltaic deposit and not of importance as the deposit was found to have less than 35% gravel content and objectionable quantities of silt and clay. Based on the assessment of the resource, the deposit was considered to be too small and/or poor quality to represent a viable development option. Furthermore, the sand and gravel aggregate resources on the subject lands follows the boundary line of the ANSI. Per the EIS Report and the United Counties of Prescott and Russell (UCPR) Official Plan (OP), the Jessup’s Falls Escarpment Candidate ANSI, Life Science, and the Plantagenet Caves ANSI, Earth Science

are located directly adjacent to the aggregate. Per the UCPR OP, Section 5.3.1 Natural heritage system, any new development or site alteration shall demonstrate that there will be no negative effects on the key natural heritage feature (ANSI) and that connectivity between key natural heritage features is at minimum, maintained for the movement of native plants and animals across the landscape. Schedule B of the UCPR OP demonstrates that the lands south of the aggregate resource within the subject lands are designated to be part of the Wildlife Travel Corridor, therefore, as the resource is distinctly located in the narrow area between the ANSI and the Wildlife Travel Corridor, any commercial extraction of the sand and gravel resource located on the property (i.e., one of such size as to require licensing under the *Aggregate Resources Act*) would not be approved under these considerations. Therefore, the above policy requirement supports Section 2.5.2.5 a) in that the proposed cabins may be approved with the understanding that the resource use is not feasible.

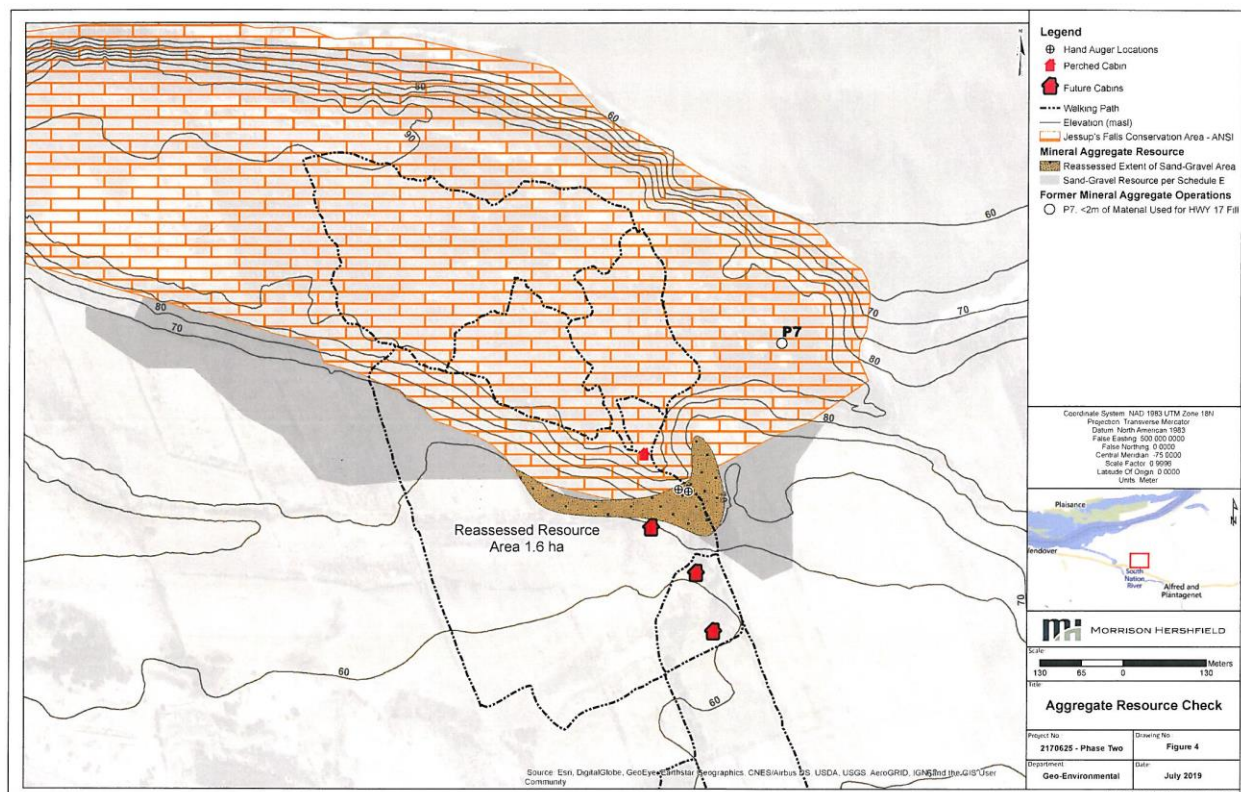


Figure 4: Map of reassessed aggregate resource area (sand-gravel) in proximity to the new cabins.

3.0 Protecting Public Health and Safety

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of: c) hazardous sites.

**Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).*

3.1.5 *Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:*

- a) *an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;*
- b) *an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or*
- c) *uses associated with the disposal, manufacture, treatment or storage of hazardous substances.*

3.1.7 *Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:*

- a) *development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;*
- b) *vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- c) *new hazards are not created and existing hazards are not aggravated; and*
- d) *no adverse environmental impacts will result.*

3.1.8 *Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.*

MH Planning Rationale Conclusion:

The safety risks as related to the karst were reviewed in MH's Geo-Environmental Report (2019), Karst Report (2017) as well as MH's Hydrogeological Assessment (2014). The issue of safety developing on Karst Topography is specifically addressed under Section 6.6.1 of the OP.

The owners have implemented the following measures in order to mitigate risk and the consideration for and communication of emergency protocols:

- Created "Cabin Rules", that must be accepted in writing by guests, which include forbid the use of candles, prohibit the starting of campfires; provide specific safety instructions on the use of the wood stove; and provide strict instructions to remain on the trails, etc.
- Posting of what to do in case of emergency inside the cabin
- No entry signage in hazardous areas
- Hazard area map for guests

WELCOME TO MARIPOSA

CABIN RULES - Little tricks to keep everyone happy – Precautions and Safety Measures.

1) WALKS

- Stay AT ALL TIMES on Mariposa property and on trails.
- **NO PICKING** anything (flowers, wood, mushrooms, etc) in forest. You are in an area of natural and scientific interest and you should respect all aspects of the environment.
- **RESPECT** signage AT ALL TIMES.
- Hazardous areas – karst topography or unstable bedrock – are identified on attached map. Failure to respect signage can cause injury or death.

2) GATES

- **NEVER EVER** open gates – we have animals in the fields and want to keep it that way.

3) CANDLES

- **CANDLES ARE NOT ALLOWED** - small, medium, big is a NO, NO and NO. Not inside, not outside.

4) WOOD STOVE

- **DON'T EVER** empty ashes from firebox – call Ian and he will do it.
- DON'T throw plastics, glass or aluminum into the fire.
- DON'T throw back in the firewood pile a piece of firewood that you've tried to fit in the firebox and does not fit. Throw piece of wood outside in snow or in a bucket of water outside the cabin.
- DON'T over-stoke the fire or allow it to get too hot. DON'T use wood stick to pock the fire.
- Leave wood stove doors close at ALL TIME – to keep sparks from flying out.

5) OUTSIDE CAMPFIRE

- **Outside campfires are STRICTLY PROHIBITED.** Do not start an outside campfire at any time.

6) SPECIAL CONSIDERATIONS FOR ENDANGERED BATS

- No permanent exterior lighting between May 15 and July 15 – Breeding Season
- No loud noise between May 1 and September 30 – Foraging Season
- No public access and minimum set back of 250 m to habitats in order to prevent disturbance to bats during the hibernation period – October 1 to April 30.

7) LIGHTS

- A solar panel is providing electricity for the lights ONLY. Don't try to plug other equipment – example: cell phone. The capacity is one light for six hours, therefore two lights for 3 hours. If you do need to charge a phone, ask Ian.

8) OUTHOUSE

- All toilet needs should be done in the Outhouse. MALES SHOULD ALWAYS USE TOILET! NO RANDOM URINATING.

9) GARBAGE

- Can you leave the garbage at the cabin but please sort then out (plastic, compost, glass).

10) SMOKING

- Please use mason jar as an ashtray. SMOKING is permitted OUTSIDE ONLY.

11) SHOWER

- You are welcomed to have a shower at the house.

Signature: _____

Name: _____

Date: _____

12) FIRE and EMERGENCY

- Call 911. Our address is 6468 County Rd 17, Plantagenet, ONTARIO.
- Follow instructions posted in cabin.
- **The attached map shows the different ways to leave the area.**
- Please feel free to call us at anytime. Ian – cell: 613 769 1608, Suzanne – cell: 613 852 8081

CHECK-OUT TIME is 11:00. - ENJOY YOUR STAY.

Figure 5: Cabin rules.

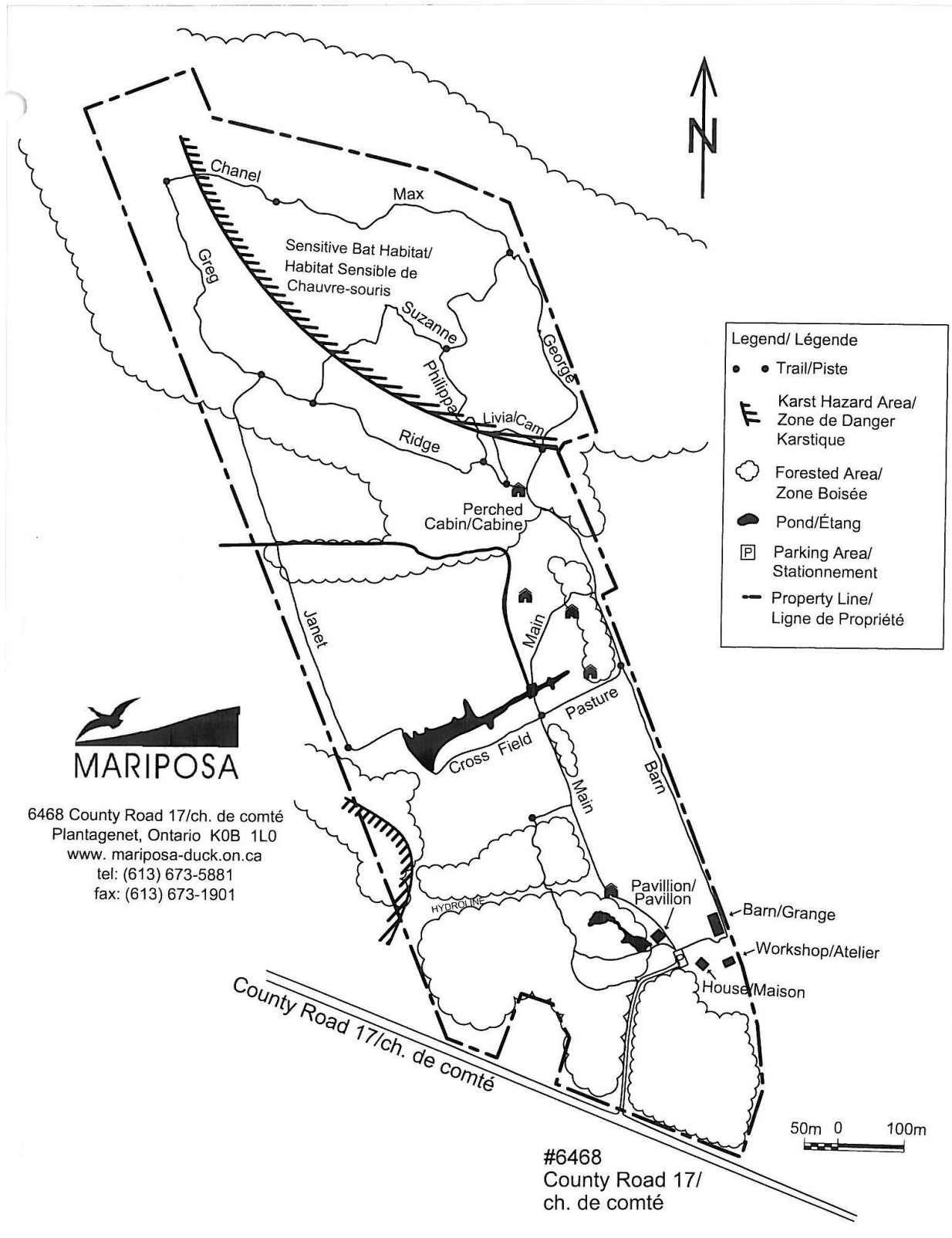


Figure 6: Site plan of the property – Mariposa Farm.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL - APRIL 2018

The Official Plan states the following:

2.5 Rural Policy Area

2.5.1 General

The United Counties of Prescott and Russell is characterized by its largely rural and agricultural nature. The Official Plan policies in Part II are intended to provide for the long term orderly development of the rural area in a manner which is consistent with ensuring the protection of natural and environmental resources and which will respect the objective of protecting the character of our rural and urban areas.

2.5.3 Non-residential Development Policies

The rural area is not the principal sector for non-residential development. The intent of this Official Plan however is not to prohibit development in the rural areas but rather to provide a framework for appropriate non-residential development limited in scale which can occur in a manner which is consistent with the objective of preserving the identity and character of the rural areas.

Development in the Rural Policy Area will generally be on the basis of private individual services and as such there is a need to ensure that the installation of these services be carried out on the basis of solid construction guidelines in order to ensure the long term viability of these services. The need to develop on private services may place limits on the amount, distribution and type of development which may take place.

The following non-residential uses are permitted in the Rural Policy Area:

Commercial and Industrial Uses

1. *Agriculture-related commercial and industrial uses*
2. *Non-agricultural industrial and commercial uses which meet the needs of the travelling public, or which relate to local resources*
3. *Custom workshops*
4. *Kennels and veterinary clinics*
5. *Motor vehicle sales and service establishments*
6. *Tourism commercial uses (motel, hotel, eating establishments, etc.)*
7. *Recreational commercial uses such as marinas, golf courses and campgrounds*
8. *Communication towers*

Notwithstanding the above list of permitted uses, local Councils may exclude some uses in Rural Policy Area where the location or scale of such uses can reasonably be considered to present environmental problems or where the permitted use is generally incompatible with the scale and character of the community. In such cases local Council may choose not to permit such uses in local zoning by-laws which implement this Official Plan.

Local Councils through municipal zoning by-laws and site plan control shall endeavor to maintain the character and scale of non-residential development and to ensure

appropriate regulatory control. The review of site development and the development of zoning by-laws shall address the following:

- 1. Permit a wide range of non-residential uses;*
- 2. Ensure the protection of resources from incompatible uses;*
- 3. Ensure the protection of natural heritage features;*
- 4. When reviewing development applications consider the development criteria stated in Sections 7.4*

Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to non-residential uses in order to regulate the physical character of development and to ensure compatibility with established land uses.

MH Planning Rationale Conclusion:

The proposed development of the subject lands meet the policy requirements of the OP listed above. The proposed development includes the operation of four (4) rental cabins which would serve as an addition to the agri-tourism experience facilitated by the Mariposa Farm business.

4.3 Mineral Aggregate Resource Policy Area

4.3.1 Basis General

Sand, gravel and crushed rock are a non-renewable resource and as such policies must be developed to ensure an adequate supply for future generations. This Plan therefore contains policies to protect mineral aggregate resources from incompatible development. The Plan focuses on protecting existing extraction operations as the primary source of future supplies. Continued operation of these sites can be achieved by ensuring the appropriate zoning and by ensuring that thorough review of development proposals located in the vicinity of existing extraction operations as described in Section 4.3.7 to ensure that they do not preclude continued extraction activities.

The Plan also identifies lands as Sand-Gravel Resources, Bedrock and Sand-Gravel Resources and Bedrock Resources which are located in relation to community, infrastructure and natural heritage features such that they have good potential to be extracted with minimal impact on the adjacent land uses. New pits or quarries will be permitted in these policy areas, development proposals in the vicinity of these areas will be thoroughly reviewed to ensure they do not preclude future extraction activities.

4.3.5.1 Mineral Aggregate Resource Areas Constraints

Mineral Aggregate Resource Areas which are not currently licensed have been identified on Schedule E as a land use constraint based on provincial information and The Aggregate Resources Inventory Master Plan. These areas are identified in the Official Plan as they are deemed essential for the long term supply of aggregates for the United Counties of Prescott and Russell due to the presence of known aggregate deposits and are categorized as follows:

- 1. Mineral Aggregate Resource Area – Bedrock Resource*
- 2. Mineral Aggregate Resource Area – Bedrock and Sand-Gravel Resource*
- 3. Mineral Aggregate Resource Area – Sand-Gravel Resource*

The policies governing development in the mineral aggregate resource areas are:

- b) Development, including changes in land use and the creation of new lots for residential, commercial, institutional, recreational or industrial development in areas located within Mineral Aggregate Resource Areas, which would preclude or hinder the establishment of mineral aggregate operations or access to the resources, will be prohibited except where:

 - i) extraction of the resource would not be feasible; or*
 - ii) the proposed land use or development serves a greater long-term public interest; and*
 - iii) issues of public health, safety and environmental impact are appropriately addressed.**
- c) The amount of land required for any new development proposed under Section 4.3.5.1 b) will be minimized to retain as much of the mineral aggregate resource potential as possible;*

MH Planning Rationale Conclusion:

Regarding subsection 3.b, it was outlined in the County letter dated May 1, 2018, that this subsection would apply and therefore has been included for context above. However, as the subsection clearly states that it applies strictly to lands located within Mineral Aggregate Resource Areas (as identified in Schedule E of the OP), and the locations in which the cabins will exist are not within these lands, this subsection does not apply.

In consideration of subsection 3.c above, the cabins are located within the grasslands area and not on the identified sand and gravel resource. Therefore, the proposed redevelopment of the subject lands meets the policy requirements of the OP listed above.

4.3.7 Adjacent Land

The concept of an influence area is recognized as a means of protecting against encroachment and incompatible land uses in the vicinity of Mineral Aggregate Resource Areas.

In areas located within 300 metres of Mineral Aggregate Resource Areas as per Schedule A and E intended or utilized for a licensed pit operation and 500 metres of Mineral Aggregate Resource Areas as per Schedule A and E intended or utilized for a licensed quarry operation, incompatible development, including the creation of new lots shall only be permitted subject to the following criteria:

- 1. Adjacent to areas intended or utilized for a licensed quarry operation, an hydrogeological investigation conducted by a qualified professional conclusively demonstrate that the proposed non extraction development can be adequately serviced by water and sewer services in a manner which will not impede continued existing and proposed extraction operations.*
- 2. Any other investigation as required by the development approval authority such as traffic studies, noise studies, vibration studies, slope stability studies, air quality impact studies, etc. are carried out and demonstrate that the proposed development can proceed without impeding the continued operation of the licensed extraction*

operation existing licensed operations and future operations on reserves. Such studies are to be carried out by qualified professionals.

MH Planning Rationale Conclusion:

In consideration for 4.3.7. Adjacent Land, from the perspective of the sand and gravel resource, the economic viability of the limited amount of low-quality sand and gravel on the subject lands within 300 m of the three (3) proposed cabins, is uncertain and unlikely, as supported by the Geo-Environmental Report (2019).

Regarding the bedrock resource located west of the subject lands, all proposed cabins fall outside of the 500 m Mineral Aggregate Resource and therefore are exempt from this policy requirement.

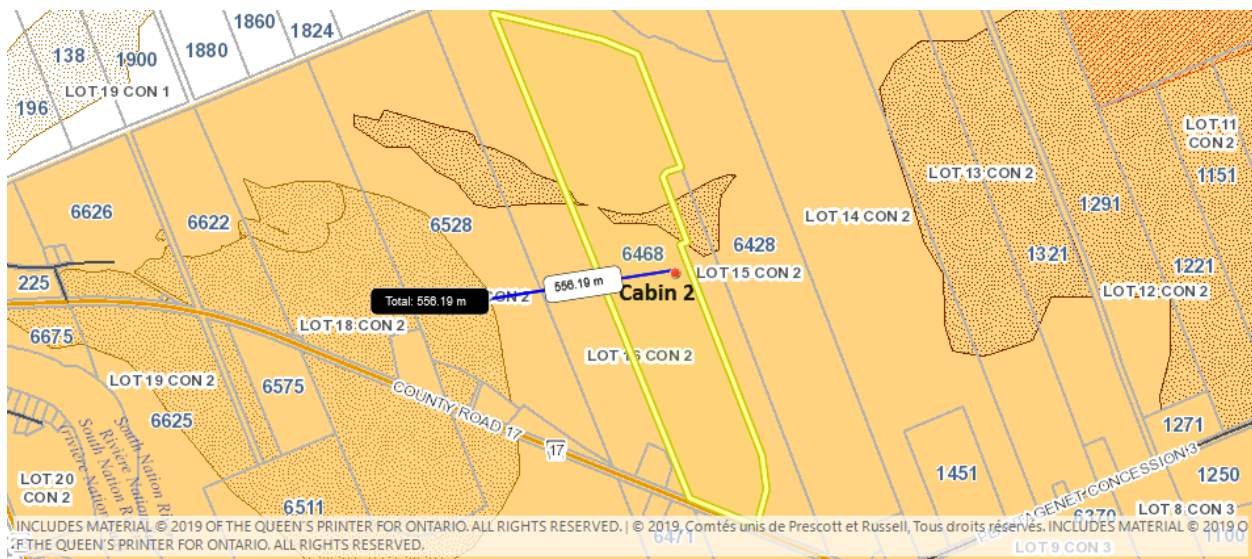


Figure 7: Map showing the distance between the location of the closest new rental cabin to the mineral aggregate resource area – bedrock resource.

Any future extraction and/or industrial activity will need to be compatible with the existing sensitive uses of which several are located closer to the aggregate resource than the proposed four (4) new cabins. The reciprocal approach to these existing sensitive uses will need to be applied if any extraction and/or industrial activity is proposed.



Figure 8: Map showing the land use of each properties located in the vicinity of the property concerned by the amendment to the Zoning By-law.

5.5 Landform Specific Land Use Policies

5.5.2 Endangered or Threatened Species Habitat Species at Risk

The Ontario Ministry of Natural Resources and Forestry designates species at risk in categories of Endangered, Threatened and Special Concern (formerly vulnerable).

Where the screening map identifies the potential habitat of endangered and threatened species, an ecological site assessment (EcoSA) shall be required in support of a planning application. The EcoSA shall assess the potential for significant habitat and delineate the extent of significant habitat of endangered and/or threatened species within or adjacent to an area proposed for development or site alteration. In cases where an environmental impact study (EIS) is triggered by this Plan, the above requirements may be addressed as part of the environmental impact study, provided it is undertaken by a qualified individual.

The Ontario Ministry of Natural Resources and Forestry is the responsible authority to approve the delineation of significant habitat of endangered and/or threatened species identified by an ecological site assessment or as part of an environmental impact study.

In addition, on all sites proposed for development or site alteration, a site inventory for butternut, an endangered tree species, will be required prior to the disturbance or removal of trees. When harm to (cutting of branches, root disturbances, etc.) or removal of butternut is proposed, prior assessment of the health of the species by a qualified

Butternut Health Assessor is required. If butternut is determined to be “not retainable”, a certificate will be issued by the assessor and the tree can be removed/harmed. If, however, the butternut is “retainable”, the legislative requirements of the Endangered Species Act must be met prior to removing or harming the tree.

MH Planning Rationale Conclusion:

A Full EIS was written for the purposes of accurately assessing the impacts related to the construction and use of the four (4) proposed cabins and dry toilets. The report outlines the results of the ecological site assessment conducted on the subject lands and include mitigation measures in order to avoid permanent impacts and contraventions under Section 9 or 10 of the *Endangered Species Act (2007)* and the *Migratory Birds Convention Act (1994)*. Although the cabins approved under RU-38 were approved by MNRF in accordance with the above policy, in early 2019 with the changes made by the new provincial government, the responsibility of approvals associated with impacts to Species at Risk in Ontario was transferred to the Ontario Ministry of Environment, Conservation and Parks (MECP). As a result of the new regulatory structure, MECP has the opportunity to review the EIS as part of the consultation process of the Zoning By-law amendment application. In the event that comments are not received, the MECP’s website on Habitat Protection and Human Activity as it relates to development and Species at Risk (SAR), outlines policy guidance on determining the level of impact as a result of a proposed development. The EIS concludes that, due to the small size of the cabins, for the impacted SAR species identified, any development activity may occur only outside the active season. As the total of habitat loss, for Bobolink and Eastern Meadowlark specifically, is very minor (less than 0.5% of available habitat), combined with low levels of ongoing activity, the application of timing window restrictions will result in the appropriate protection of the SAR.

The EIS also identified Butternut Trees on the subject lands. However the closest protected tree is 70 m from the nearest cabin, whereas protection of butternuts are required for development within 50 m. Therefore, the above policy does not apply.

5.5.3 Areas of Natural and Scientific Interest (ANSI)

According to the Provincial Policy Statement (PPS), Areas of Natural and Scientific Interest (ANSI) are identified as “areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.” Significant ANSI are those sites that have been identified by the Ontario Ministry of Natural Resources and Forestry (OMNRF) as being representative of the most significant and best examples of natural heritage or geological features found in Ontario.

The following policies apply:

- 1. Development may be permitted in accordance with the underlying land use designation in significant areas of natural and scientific interest (ANSI), or on adjacent lands within 120 metres of a provincially significant life science ANSI and on adjacent lands within 50 metres of a significant earth science ANSI, only if it has been demonstrated through an environmental impact assessment, in accordance with Section 5.6, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.*

The location of each of the new rental cabins falls outside of the Area of Natural and Scientific Interest (ANSI). Qualified professionals conducted a site inspection and documented the results in a Full EIS, which documents the methodology, background data, field work results, communications with MNRF, and mitigation measures. The EIS Report clearly outlines that the mitigation measures, if implemented as directed, will avoid permanent impacts and contraventions under Section 9 or 10 of the *Endangered Species Act (2007)* and the *Migratory Birds Convention Act (1994)*.

5.5.5 Natural Sites of County Significance

There are other natural heritage features in Prescott and Russell which have importance to the United Counties even though they are not captured under the umbrella of provincial policy. For the purposes of the County Official Plan, the following definition will apply to such sites: “natural features or areas that have known ecological, educational, or interpretive functions which are of importance to the Counties but are not necessarily provincially significant and/or not necessarily one of the natural heritage features as defined by the Province”.

The following policies apply:

- 1. Development may be permitted in accordance with the underlying land use designation in Natural Sites of County Significance, or on adjacent lands within 120 metres, only if it has been demonstrated through an environmental impact study, in accordance with Section 5.6, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.*
- 2. Notwithstanding policy 1 above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and new and existing buildings associated with farming operations are permitted on adjacent lands without an environmental impact study.*

MH Planning Rationale Conclusion:

All proposed cabins are located well outside the 120 m buffer of any Natural Sites of County Significance, namely the Jessup’s Falls Escarpment. Therefore the above policy does not apply.

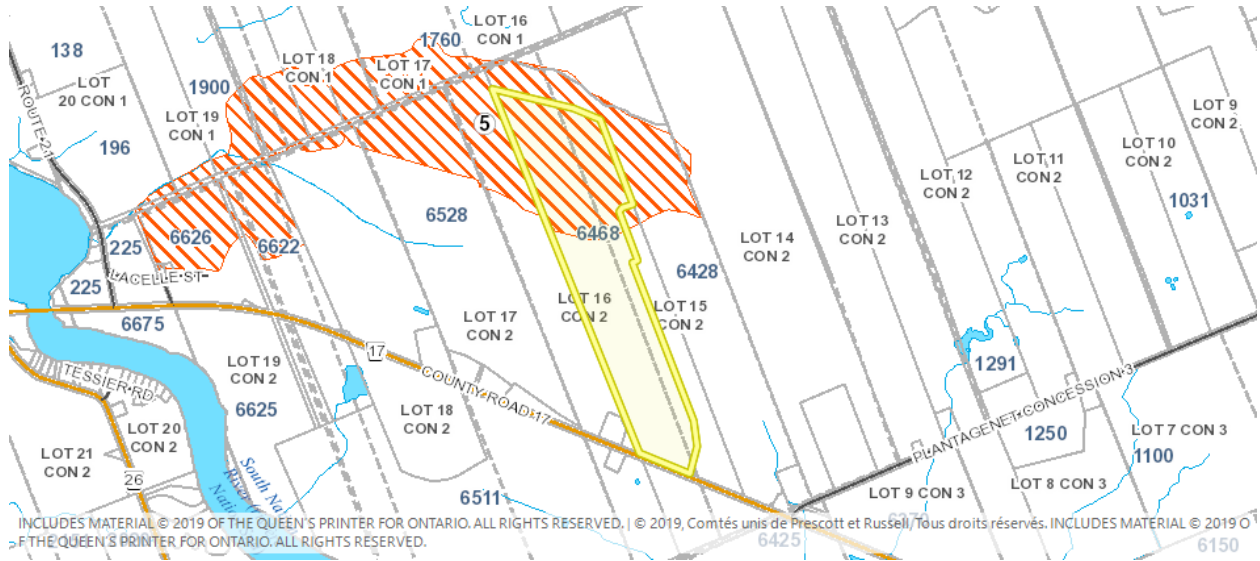


Figure 9: Map showing the extent of the ANSI and the Natural Site of County Significance – Jessup's Falls Escarpment (5).

5.5.6.1 Significant Woodland General Policies

The policies governing development in significant woodlands are as follows:

2. *Development (subdivisions, site plan, zoning amendments, minor variances, consents) and site alteration within significant woodlands may take place in accordance with the underlying land use designation shown on Schedule A to this Plan only when it has been demonstrated through an Environmental Impact Study carried out in accordance with the policies of Section 5.6 and prepared by a qualified professional that there shall be no negative impacts on the natural features or ecological functions of the woodland.*
3. *Development (subdivisions, site plan, zoning amendments, minor variances, consents) and site alteration within 120 metres of a significant woodland, may take place in accordance with the land use designation shown on the Schedule to this Plan only when it has been demonstrated through an Environmental Impact Study carried out in accordance with the policies of Section 5.6 and prepared by a qualified professional, that there shall be no negative impacts on the natural features or ecological functions of the woodland. This is not a setback requirement, but rather a requirement for a review of development proposals within the 120 metres adjacent lands.*

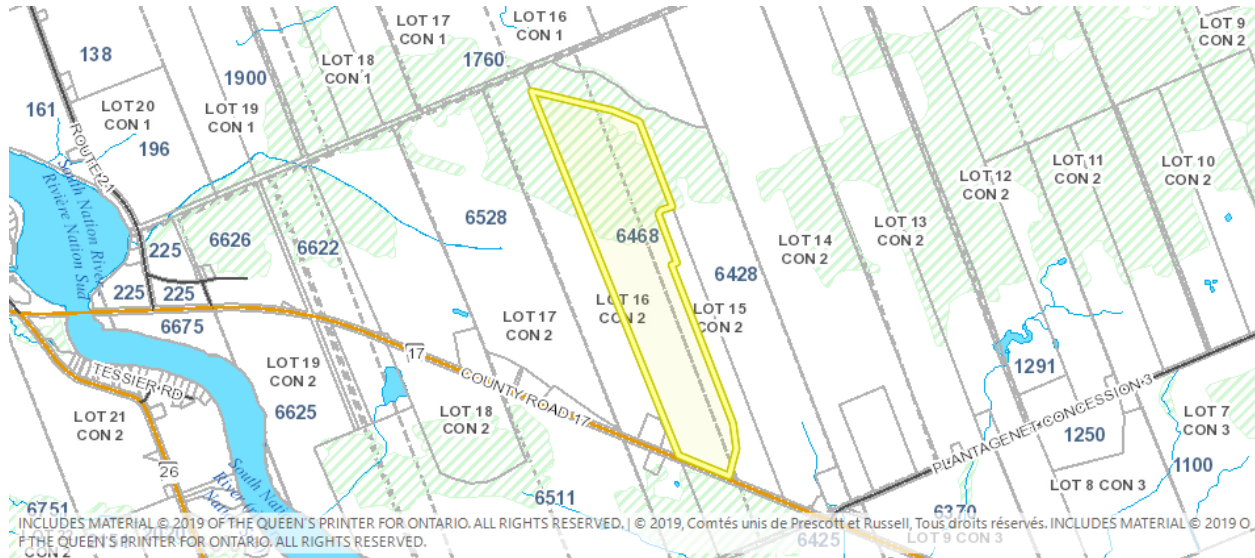


Figure 10: Map showing the extent of the natural feature - Significant Woodland

5.6 Environmental Impact Studies

5.6.1 Introduction

The preparation of an environmental impact study (EIS) may be required for submission prior to the approval authority making a formal decision on a planning application (eg. Official Plan amendment, zoning amendment, site plan control, subdivision, consent, etc.) to assess the negative impacts on the natural features and the ecological functions of the area in question.

The terms of reference and guideline for an Environmental Impact Study will be determined by the United Counties in consultation with the Ministry of Natural Resources and Forestry and with the Conservation Authority. The Ministry of Natural Resources and Forestry is responsible to review the EIS for species at risk and the Endangered Species Act and approve the habitat delineation of endangered and threatened species. The Conservation Authority will assist the United Counties in the review of Environmental Impact Studies.

Generally, Environmental Impact Studies, when required, will be considered as required information for a “complete” planning application.

5.6.3 Full Environmental Impact Studies

Where a full site Environmental Impact Study is required, the study must be prepared by a qualified professional with expertise in environmental science. Terms of reference will be prepared to guide the development of an EIS, however, generally the statement will:

- 1. Define the nature and the boundaries of any significant features and ecological functions on or adjacent to the site;*
- 2. Describe the location, extent, and nature of development;*
- 3. Describe the relationship of these features and functions to the proposed development and adjacent lands;*
- 4. Demonstrate how and where development can proceed without negative impact on the natural values which make the area significant;*
- 5. Describe any mitigation or compensation proposals designed to alleviate or eliminate impacts.*

MH Planning Rationale Conclusion:

A Full EIS (2019) was conducted in support of this development proposal, which results were documented in a detailed report to the standard listed in the above policy requirements. This report has been submitted as part of the application and is available for Ministry review.

6. **Public Health and Safety**

6.1 Introduction

Constraints to development are primarily related to hazardous conditions such as the existence of floodplains, erosion hazards, the presence of unstable slopes or slopes subject to retrogressive land slides and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes... all development be carried out in a manner which ensures that life, safety and economic welfare be protected.

6.6 Unstable Slopes, Unstable Bedrock and Organic Soils

6.6.1 Policies

Development and site alteration in areas identified on Schedule C as having unstable slopes, i.e. lands with a slope stability factor of safety of 1.5 or less, unstable bedrock or organic soils is prohibited except by site-specific Zoning By-law amendment. Unstable bedrock includes areas known as Karst topography. Karst topography is an area of limestone plain marked by sinks, or karst holes, interspersed with abrupt ridges and irregular protuberant rock, usually underlain by caverns and underground streams. This irregular topography is developed by the solution of surface and ground water eroding limestone.

Site specific zoning amendments are not required where the Building Code Act addresses the requirements for development in areas of unstable slopes as shown on Schedule C.

MH Planning Rationale Conclusion:

Three (3) of the four (4) proposed cabins are located on the area designated as Known Karst. As these cabins are required to satisfy the requirements of the *Building Code Act* through the request of a building permit from the Township, for the purposes of this zoning by-law amendment, the proposed redevelopment of the subject lands meets the requirements of the OP policy listed above.

8. *Karst topography*

Karst topography generally forms on limestone and dolostone plains and is marked by sink and karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding planes that influence the flow of surface and ground waters. Due to the nature of its formation, karst terrains are continuously changing and are controlled by past and present climatic and local weather conditions. Karst conditions develop where soluble bedrock has been eroded by water to create solutionally enlarged fractures, allowing very rapid water flow. Surface water may rapidly penetrate to groundwater, carrying with it bacteria and other contaminants, and once groundwater is contaminated in a karst area, it can be transferred very rapidly from the point of contamination to a water supply well, springs and wetlands. This potential for rapid groundwater contamination is a hydrogeologic risk of karst. Due to its geological nature, karst topography as well as its hydrogeologic risk present potential hazards to human safety, which must be mitigated through development controls and approvals.

Where information is available areas shown on Schedule C to this plan as being karst topography are considered to be potential development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. The identification of karst topography on Schedule C falls into two categories: Known karst and inferred karst.

Known karst refers to observed, measured field data, or data from published reports. Key features include karren, cave types and associated precipitates, sinkholes, and disappearing streams. Carbonate bedrock with no cover, or a thin or permeable cover can also be susceptible to the formation of karst.

Development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. In areas suspected to have karst topography, the following shall be undertaken for any Planning Act application to assess for the presence of karst topography and to mitigate against any potential hazard:

a) *Phase 1 - Karst Desktop Study and Site Visit*

A desktop evaluation and site visit, to be undertaken by a qualified geoscientist or engineer with knowledge and experience in identification of karst topography and karst hydrogeologic risk, and any other experts that may be required. The evaluation shall be undertaken to determine the potential for the presence of

karst hazard. The desktop evaluation shall include but not limited to the search and review of the following information.

i) Mapping that shows historic and present day karst, ground and bedrock topography, physiography, hydrology, Quaternary and Paleozoic bedrock geology, glacial tills / drift thickness and partial aquitards;

ii) Publicly available well records, as well as existing engineering, geological (including oil / gas and geotechnical well records), hydrogeologic, hydrologic, geographic, agricultural studies and land use publications;

iii) Surface water and groundwater well record data to determine the position of the water table to predict the general pattern of flow from recharge risk areas and anticipated discharge points (eg: springs) and seasonal fluctuations, rainfall records, river discharge data, water chemistry data;

iv) Comparison of mapping using historic and recent air photos and / or satellite imagery to determine changes in the landscape that may have resulted from karstification and subsurface drainage and/ or anthropogenic changes;

v) A visit to the property to provide comparison to historic air photo and/or satellite imagery to evaluate changes in the landscape.

If the Phase 1 evaluation determines that karst is not present and there is no karst risk, no further study of karst is required in support of a Planning Act application. Should the evaluation identify the presence of karst features and/or karst terrain characteristics and/or karst risk hazard, a Phase 2 evaluation will be required.

In order to satisfy concerns from the Township verbalized to the owners in regards to the karst topography affecting the subject property, a Geo-Environmental Report (2019) was done.

MH Planning Rationale Conclusion:

The Geo-Environmental Report 2019 concluded that no karst features were observed within a 50 m radius of the four (4) proposed cabins or toilet facilities. Therefore, no further assessment was required.

Regarding the impact of groundwater, there are no verified municipal drains, bodies of water or groundwater recharge areas identified on the Mariposa Farm property by the UCPR Official Plan (2018). However, according to the UCPR OP (2018) studies suggest the potential for a groundwater recharge area in and around the Jessup's Falls Escarpment Area. The Geo-Environmental report concluded that, due to the small size and characteristics of the cabin development (not serviced by water and are equipped with dry toilets), mitigation measures relating to the protection of groundwater are not required.

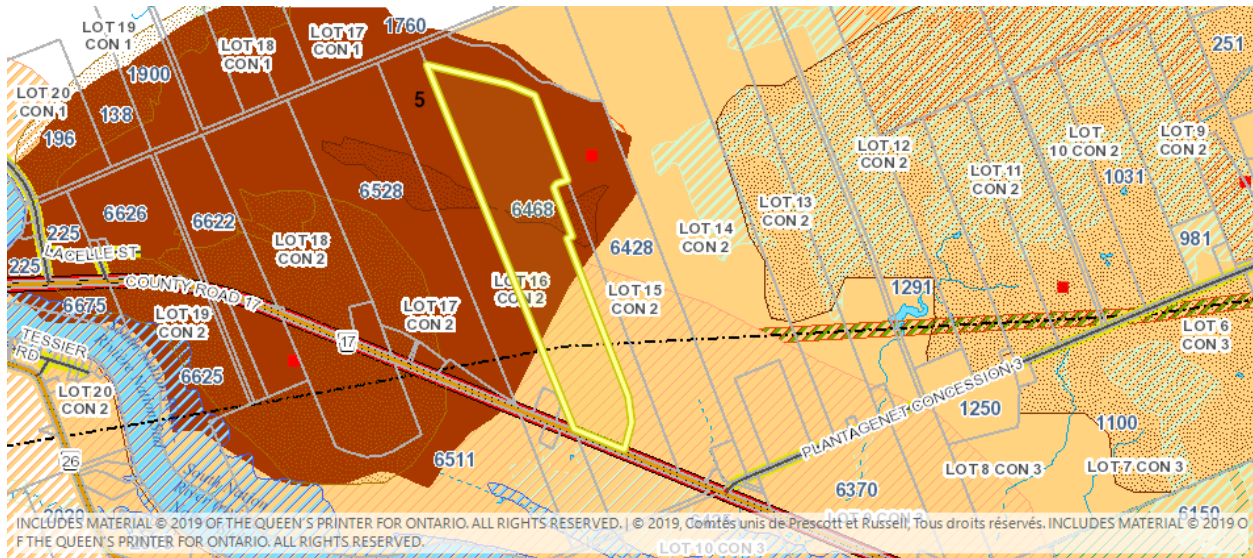


Figure 11: Map showing the extent of the Known Karst on the property.

6.6.2 Geotechnical Assessments

1. *Geotechnical assessments, hydrogeological studies, river morphology studies, erosion control plans and/or other supporting technical studies will be required to satisfy the tests set out in the “Hazardous Sites Technical Guide”, MNRF, 2006.*
2. *The County and local municipalities shall require that the geotechnical assessment and other technical studies be completed by qualified professional and to its satisfaction, in consultation with the relevant Conservation Authority and other public agencies, prior to the approval of an Official Plan Amendment, Zoning By-law Amendment, subdivision application, consent application or site plan application.*

MH Planning Rationale Conclusion:

The Geo-Environmental Report (2019) and the Hydrogeological Assessment (2014) authored by Anthony West, Ph.D., P.Eng., Senior Geo-Environmental Engineer at Morrison Hershfield, together address the policy requirements of the OP listed above.

6.10 Wildland Fire Hazards

Certain lands within the County have been identified as areas that may be unsafe due to the presence of hazardous forest types for wildland fire. Development will generally be directed to areas outside lands identified as a high to extreme risk for wildland fire, unless the risk may be appropriately mitigated.

- b) development may be permitted in lands with hazardous forest types for wildland fire where risk is mitigated in accordance with the wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry.*

MH Planning Rationale Conclusion:

There are no Wildland Fire Hazards identified on the subject lands or within any distance considered to be of concern.

As shown on Figure 12, the closest proposed cabin is situated approximately 480.0 metres from the closest wildland fire hazard. The MNR Guidebook includes information on creating a defensible space through vegetation management for a maximum of a 100.0 metres for consideration. No mitigation measure is deemed necessary since there is more than 100.0 metres of distance between the hazard and the location of the proposed closest cabin.

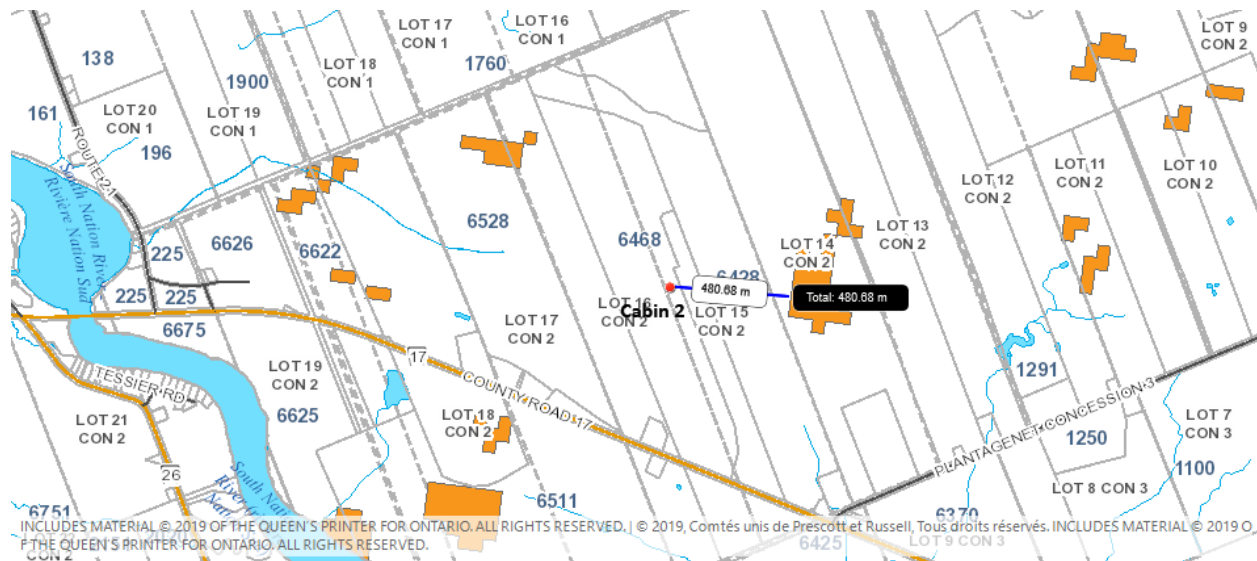


Figure 12: Map showing the distance between the location of the closest proposed cabin and the wildland fire hazards area.

7.4.3 Site Plan Control

It is the intent of this plan that an appropriate policy framework be provided which will allow and encourage local Councils to use site plan control to enhance the quality of new development or redevelopment in conjunction with other applicable controls such as zoning and the Ontario Building Code.

The objective is to provide for the use of site plan control to ensure functional and aesthetically pleasing, safe development and redevelopment throughout the United Counties.

1. *In order to achieve the goal, local Councils may adopt a Site Plan Control By-law which provides for the following:*
 - a) *The submission of site plans for review;*
 - b) *The application of appropriate engineering and site development standards;*
 - c) *Reducing or eliminating land use incompatibility between new and existing development;*
 - d) *Ensuring that approved developments are built and maintained as set out in the site plan agreement;*
 - e) *Ensuring that the development occurs in accordance with the environmental impact study 5.6 recommendations.*

The entire geographical area of the United Counties of Prescott and Russell shall be considered a Site Plan Control Area pursuant to the provisions of Section 41(2) of the Planning Act, R.S.O. 1990.

Township of Alfred and Plantagenet Site Plan Control By-law No. 2013-62

The Township of Alfred and Plantagenet enacted the Site Plan Control By-law No. 2013-62 on September 16, 2013. The By-law stipulates the following:

Section 3

The provisions of this By-law also apply to all Agricultural (A-X) and Rural (RU-X) exception zones included in the current Zoning By-law, when a commercial or industrial use is proposed in such an exception zone.

The proposed development is subject to this By-law since it applies to all Rural exception (RU-X) zones.

The site plan agreement, required in this development, will include the site plan of the property (Figure 6), a map of all the natural hazards on the property (Figure 13), the cabin rules (Figure 5), as well as all the required mitigation measures relating to: natural features and public health and safety.

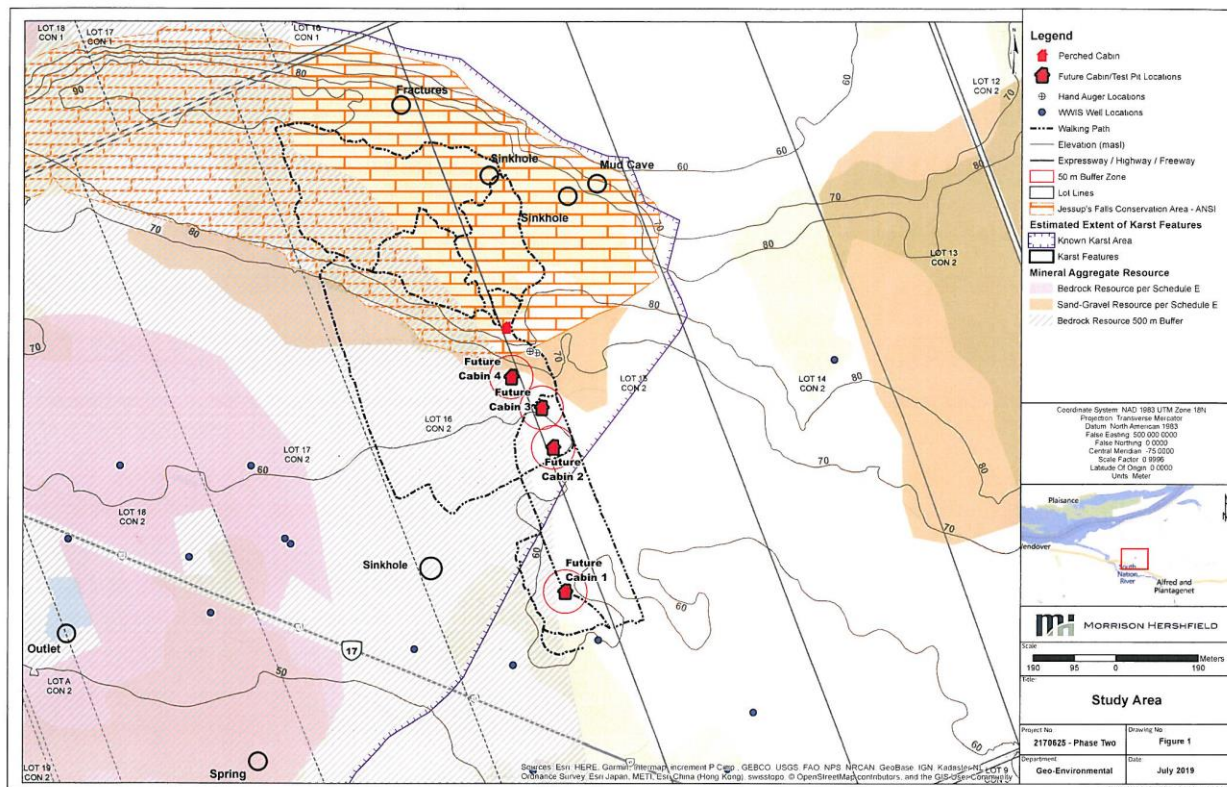


Figure 13: Map showing the natural hazards on the property.

Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet

The proposed amendment to the Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet concerns the property located at 6468 County Road No. 17 in Plantagenet, described as being a part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet (roll # 0231 020 002 04301), known as Mariposa Farm.

This proposed amendment is being submitted in consideration for Section 23 (Rural Zone – RU), whereby the list of permitted uses under subsection 23.1 does not include allowance for temporary lodgings for guests. As per Section 23.3 (Additional Provisions), the aspects of this zoning amendment application is in compliance with other general provisions as per Section 4 of the Zoning By-law No. 2009-50.

23 RURAL ZONE – RU

No person shall within any Rural Zone – RU use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RU uses, namely:

23.1 Permitted Uses

a) Residential Uses:

- A Single Detached Dwelling House
- Garden Suite (Subject to a Temporary Use By-law)
- Accessory buildings or structures to an existing or permitted residential use

b) Non-Residential Uses:

- Agricultural Use
- Conservation Use
- Existing Place of Worship
- Farm Produce Outlet
- Forestry Use
- Hobby Farm (accessory to a single detached dwelling house)
- Home Occupation
- Nursery or Greenhouse
- Open Space
- Public Park
- Stable
- Veterinary Establishment
- Wayside Pit or Quarry
- Wind or Solar Conversion System
- Accessory buildings or structures to a permitted non-residential use

ix) RU-9

**6468 County Road 17 – (0231-02000-204301)
Schedule “A”**

Notwithstanding the provisions of Section 23, “Rural Zone – RU”, the use of the property as a “Country Style Dining” where transient guests savour a gastronomic meal mainly composed of home-grown produces and livestock is permitted on the land zoned “RU-9” on Schedule “A” of this By-law.

The actual zoning of the property is “Rural – Exception 9 (RU-9)” and “Rural – Exception 38 (RU-38)”. The purpose of the proposed amendment is to change the zoning category of a part of the property from the “Rural – Exception 9 (RU-9)” zone to the “Rural – Exception 38 (RU-38)” zone.

The proposed amendment also seeks to alter the provisions of the “Rural – Exception 38 (RU-38)” zone by including the GPS coordinates of the four (4) new rental cabins.

The subsection (xxxviii) RU-38 will stipulate the following:

Notwithstanding the provisions of Chapter 23, “Rural Zone – RU”, a cabin rental operation consisting of a total of five cabins on the property is permitted. The cabins 1, 2, 3 and 4 each

have a dimension of 37.2 square metres. The cabin 5 has an area of 61.4 square metres. The cabins offer basic sleeping and dining accommodations for tourists, are heated with a wood-burning stove, have no running water nor electricity and each have an outside latrine (toilet – holding tank).

The cabins are precisely located at the following GPS coordinates:

Cabin 1	Latitude 45.55694° N and Longitude 75.03241° W
Cabin 2	Latitude 45.55992° N and Longitude 75.03278° W
Cabin 3	Latitude 45.56074° N and Longitude 75.03312° W
Cabin 4	Latitude 45.56138° N and Longitude 75.03402° W
Cabin 5	Latitude 45.56230° N and Longitude 75.03430° W

CONCLUSION

The proposed development has been reviewed in the context of the Provincial, Regional and Municipal policy framework. The Planning Department is of the opinion that the proposed development is consistent with the Provincial Policy Statement and the Official Plan of the United Counties of Prescott and Russell, as noted herein.

The Planning Department is of the opinion that proposed development :

- promotes recreational, tourism and other economic opportunities associated with Mariposa Farm;
- The proposed development does not required the extension of infrastructure and is sustainable development;
- The owners have demonstrated that there will be no negative impacts on the natural features or their ecological functions;
- The proposed use (in specific locations) will not preclude or hinder the establishment of new aggregate operations in the area or access to the resources;
- Matters relating to public health and safety have been reviewed and mitigation measures will be included as part of the Site Plan Agreement.

PLANNING DEPARTMENT RECOMMENDATION

The Department recommends that the Municipal Council approve the application to amend Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet, file ZON-10-2019, submitted by Mrs. Suzanne Lavoie and Mr. Ian Walker, affecting the property located at 6468 County Road No. 17 in Plantagenet, described as being a part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet (roll # 0231 020 002 04301), known as Mariposa Farm.


The purpose of the proposed amendment is to change the zoning category of a part of the property from the "Rural – Exception 9 (RU-9)" zone to the "Rural – Exception 38 (RU-38)" zone in order to allow the construction of four (4) new rental cabins on the property. The four (4) new cabins each have a dimension of 37.2 square metres. The cabins offer basic sleeping and dining accommodations for tourists, are heated with a wood-burning stove, have no running water nor electricity and each have an outside latrine (toilet – holding tank).

The cabins are precisely located at the following GPS coordinates:

Cabin 1	Latitude 45.55694° N and Longitude 75.03241° W
Cabin 2	Latitude 45.55992° N and Longitude 75.03278° W
Cabin 3	Latitude 45.56074° N and Longitude 75.03312° W
Cabin 4	Latitude 45.56138° N and Longitude 75.03402° W



Guylaine Poirier
Zoning administrator



Annie Rochefort
Clerk

BY-LAW NO. 2019-86

Amending Comprehensive Zoning By-law No. 2009-50

Corporation of the Township of Alfred and Plantagenet

Property located at 6468 County Road No. 17 in Plantagenet
Part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet
known as Mariposa Farm
Owners: Suzanne Lavoie and Ian Walker

prepared by

Planning Department
205 Old Highway 17
P.O. Box 350
Plantagenet, Ontario
K0B 1L0
(613) 673-4797

BY-LAW NO. 2019-86

WHEREAS the Zoning By-law No. 2009-50 regulates the uses of land, the use and erection of buildings and structures within the Township of Alfred and Plantagenet;

WHEREAS an application has been received to change the zoning of certain parcels of land in the Township of Alfred and Plantagenet;

AND WHEREAS the Council of the Corporation of the Township of Alfred and Plantagenet considers appropriate to amend the Zoning By-law No. 2009-50, as described:

NOW THEREFORE the Council of the Corporation of the Township of Alfred and Plantagenet enacts as follows:

1. The property affected by this By-law is located at 6468 County Road No. 17 in Plantagenet, described as being a part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet (roll # 0231 020 002 04301), known as Mariposa Farm, as shown on schedule "A" attached hereto and forming part of this By-law.
2. Section 23.4 of the Zoning By-law No. 2009-50 is hereby amended by deleting subsection (xxxviii) RU-38 and replacing with the following new subsection:

(xxxviii) RU-38 Part of Lots 15 and 16, Concession 2
of the former Township of North Plantagenet
(0231 020 002 04301)

Notwithstanding the provisions of Chapter 23, “Rural Zone – RU”, a cabin rental operation consisting of a total of five cabins on the property are permitted. The cabins 1, 2, 3 and 4 each have a dimension of 37.2 square metres. The cabin 5 has an area of 61.4 square metres. The cabins offer basic sleeping and dining accommodations for tourists, are heated with a wood-burning stove, have no running water nor electricity and each have an outside latrine (toilet – holding tank).

The cabins are precisely located at the following GPS coordinates:

Cabin 1	Latitude 45.55694° N and Longitude 75.03241° W
Cabin 2	Latitude 45.55992° N and Longitude 75.03278° W
Cabin 3	Latitude 45.56074° N and Longitude 75.03312° W
Cabin 4	Latitude 45.56138° N and Longitude 75.03402° W
Cabin 5	Latitude 45.56230° N and Longitude 75.03430° W

3. The schedule "A" of the Zoning By-law No. 2009-50, as amended, is hereby amended by changing, from the "Rural – Exception 9 (RU-9)" zone to the "Rural – Exception 38 (RU-38)" zone, the symbol of the land indicated "ZONE CHANGE TO RU-38", as shown on the schedule "A" attached hereto made fully part of this By-law.
4. Subject to the giving of the notice of the passing of this By-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this By-law shall come into force on the date of its passing by the Council of the Corporation of the Township of Alfred and Plantagenet, subject to the approbation of the Local Planning Appeal Tribunal or where no notice of appeal or objection is received by the deadline, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED this 17th day of December 2019.

Stephane Sarrazin, Mayor

Annie Rochefort, Clerk

EXPLANATORY NOTE

The present amendment to the Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet concerns the property located at 6468 County Road No. 17 in Plantagenet, described as being a part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet (roll # 0231 020 002 04301), known as Mariposa Farm.

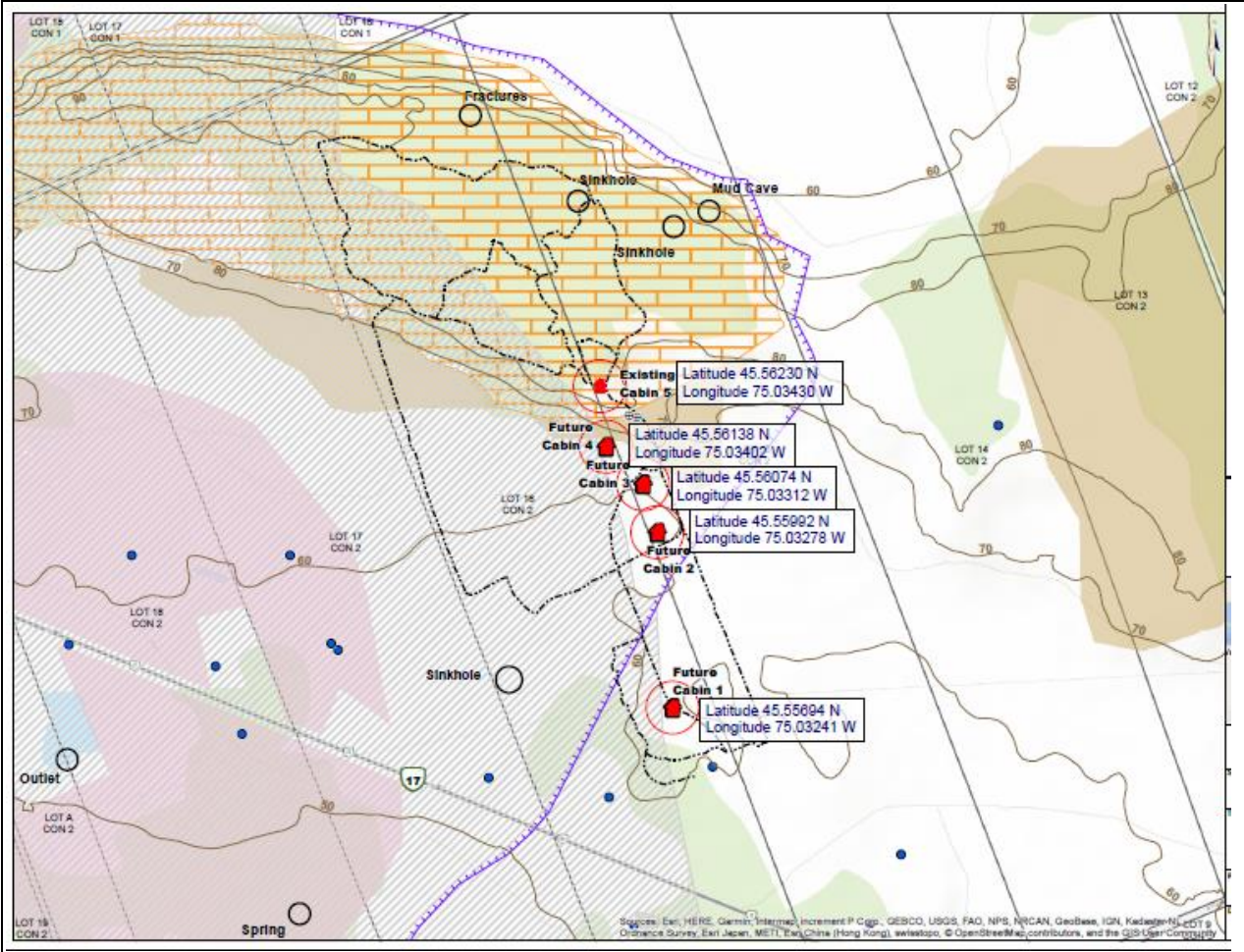
The purpose of the proposed amendment is to change the zoning category of a part of the property, identified on the sketch included herewith, from the “Rural – Exception 9 (RU-9)” zone to the “Rural – Exception 38 (RU-38)” zone.

The zoning category “RU-38” allows a cabin rental operation consisting of a total of five cabins on the property are permitted. The cabins 1, 2, 3 and 4 each have a dimension of 37.2 square metres. The cabin 5 has an area of 61.4 square metres. The cabins offer basic sleeping and dining accommodations for tourists, are heated with a wood-burning stove, have no running water nor electricity and each have an outside latrine (toilet – holding tank).

The cabins are precisely located at the following GPS coordinates:

Cabin 1	Latitude 45.55694° N and Longitude 75.03241° W
Cabin 2	Latitude 45.55992° N and Longitude 75.03278° W
Cabin 3	Latitude 45.56074° N and Longitude 75.03312° W
Cabin 4	Latitude 45.56138° N and Longitude 75.03402° W
Cabin 5	Latitude 45.56230° N and Longitude 75.03430° W

The site plan agreement is required for this project.



Land affected by this By-law

Zoning change from "RU-9" to "RU-38"—add an additional use - a cabin rental operation consisting of a total of 5 cabins on the property located precisely at the following GPS coordinates:

- Cabin 1 Latitude 45.55694° N and Longitude 75.03241° W
- Cabin 2 Latitude 45.55992° N and Longitude 75.03278° W
- Cabin 3 Latitude 45.56074° N and Longitude 75.03312° W
- Cabin 4 Latitude 45.56138° N and Longitude 75.03402° W
- Cabin 5 Latitude 45.56230° N and Longitude 75.03430° W

This is schedule "A" of the Zoning By-law No. 2019-86 passed the 17th day of December 2019.

Certificate of Authenticity

Stephane Sarrazin, Mayor

6468 County Road No. 17 in Plantagenet, Part of Lots 15 and 16, Concession 2 of the former Township of North Plantagenet (roll # 0231 020 002 04301) Known as Mariposa Farm Township of Alfred and Plantagenet

Prepared by
Planning Department
Township of Alfred and Plantagenet
205 Old Highway 17
Plantagenet, Ontario
K0B 1L0

Not to scale

Annie Rochefort, Clerk

**THE CORPORATION OF THE TOWNSHIP OF
ALFRED AND PLANTAGENET**

BY-LAW NUMBER 2019-87

**Being a By-law to appoint a Building for the Corporation of the
Township of Alfred and Plantagenet**

WHEREAS subsection 2 of section 3 of the Building Code Act, 1992, S.O. 1992, c. 23, as amended requires each municipality to appoint building inspectors for the enforcement of this Act in the areas in which the municipality has jurisdiction.

AND WHEREAS the Corporation of the Township of Alfred and Plantagenet deems it necessary and expedient to appoint a building inspector for the purpose of the enforcement of the Building Code Act, as amended, and the Regulations thereunder.

NOW THEREFORE, the Council of the Corporation of the Township of Alfred and Plantagenet enacts as follows:

1. **THAT** Michelangelo Gambuto is hereby appointed as Building Inspector for the Corporation of the Township of Alfred and Plantagenet;
2. **THAT** the said Michelangelo Gambuto shall hold office effective December 17, 2019, and shall, be responsible for the enforcement of the Building Code Act whenever deemed necessary in the absence of Mr Martin Taillefer, by the Corporation of the Township of Alfred and Plantagenet;
3. **THAT** this By-law shall come into force and take effect after its three readings.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS
17TH DAY OF DECEMBER 2019.**

Stéphane Sarrazin, Mayor

Annie Rochefort, Clerk