



SMITHS FALLS

RISE AT THE FALLS



OFFICIAL PLAN

2034

77 BECKWITH ST. N.

SMITHS FALLS, ON

K7A 2B8

October 2014

JLR 26152

SMITHS FALLS

OFFICIAL PLAN

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SMITHS FALLS

OFFICIAL PLAN 2034

SECTION 1 OVERVIEW

1.1 ROLE OF THE OFFICIAL PLAN

The role of the Official Plan is to provide a policy-led planning tool to ensure appropriate development while protecting resources of provincial interest, and directing physical changes that protect public health and safety, and encourage the protection and enhancement of the quality of the natural and built environment. The Plan recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Plan also supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among both land use and municipal objectives expressed in Strategic Plans and Master Plans.

This document known as the “**Official Plan for the Corporation of the Town of Smiths Falls**” is referred to as the “Plan” and applies to the whole of the Town of Smiths Falls.

This Official Plan provides a vision for the future growth within the Town and a policy framework for regulating the development and use of land for a period of 20 years, i.e. until the year 2034.

The Plan supports the provincial goal to enhance the quality of life for all Ontarians.

1.1.1 Legal Context

The Ontario *Planning Act* requires municipalities to prepare and adopt an Official Plan (Plan).

An Official Plan shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment.

Smiths Falls is a ‘single-tier Town’ which means a Town that does not form part of an upper-tier Town for municipal purposes. The Town has *Planning Act* Approval Authority pursuant to Section 17 for Official Plan Amendments with the exception of Section 26.1 Comprehensive Updates.

This Official Plan is consistent with the Provincial Policy Statement 2014 (PPS) issued under the authority of section 3 of the *Planning Act*. 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.

In accordance with the requirements of the *Planning Act*, the Official Plan will be revised, as required, every five (5) years. The Plan may be amended by the Town, at any time, to reflect changing circumstances or new priorities. The main implementing tool, the Zoning By-law, will be updated within three (3) years of each Official Plan update to ensure that it conforms to The Plan.

1.2 POPULATION & EMPLOYMENT

Originally known as Smyth’s Falls, the area was named after Thomas Smyth, a United Empire Loyalist who received a 400 acre land grant in 1786. Not long after Smyth built a saw mill at Smyth’s Falls, the land was sold to Abel Russell Ward. Ward was the first to move into the area (1826) and actively start to build a settlement. Construction of the Rideau Canal National Historic Site and UNESCO World Heritage Site (1826-1832) resulted in an expansion to the settlement area and the area becoming a regional hub.

Incorporated as a Village in 1854, the average household size was 6.2 (persons per household) during this period, known as the Victorian Era.

In 1883, Smiths Falls became incorporated as a Town and had an estimated population of 2,351. In 1885, the Town was chosen as a division point for Canadian Pacific Railway’s (CPR) main railway line. In 1912, Canadian Northern Railway (CNoR) built a second railway line in Town.

With completion of the Rideau Canal and Railway transportation corridors, Smiths Falls was well on its way to becoming the employment centre for Lanark County. In fact, during the First World War (1914-1918), railway activity resulted in a rise of employment for the area.

Provincial highway number 15 was built from Smiths Falls to Kingston in 1920. The introduction of the automobile (1931) resulted in a gradual decline in rail related employment. Furthermore, people looking for land could now afford to live outside core areas / employment areas and drive to work. This period was also marked by the Great Depression in Canada (1929-1939) and World War II (1939-1945) which also resulted in a decline in growth.

Following this period of boom and bust, in 1951, Smiths Falls saw the opening of an institutional facility, originally known as the Ontario Hospital School. The facility was later known as the Rideau Regional Centre and is now known as the Gallipeau Centre. The facility's peak residential population was 2,500 and it employed more than 830 people.

Not long after, the Hershey Chocolate manufacturing factory opened. At its peak, the manufacturing plant employed more than 550 people. Smiths Falls was in another economic boom, notwithstanding the decline in railway employment and traditional industries due to technological improvements (mechanization). In 1966, Smiths Falls' population peaked at 9,876.

The Community Living movement (1971) followed by the Canada-U.S. Free Trade Agreement (1989) signalled the beginning of de-institutionalization and plant closures in Smiths Falls; resulting in the loss of employment (closing of the Rideau Regional Centre and Hershey Canada).

The 1991 population of the Town was 9,396 persons, this number slightly decreased to 9,140 by 2001, followed by another slight decline in population to 8,978 persons in 2011. The 2011 average household size was 2.2 (persons per household). This slight decline in population over the past twenty years can be attributed to three factors: an aging population, a series of setbacks to the Town's economic development, and a growth in residential development in the surrounding rural municipalities which are attractive because of their many lakes and rivers.

Notwithstanding the foregoing, as a result of the Town's proactive and forward thinking approach, there has been a fairly constant yet moderate growth in residential development within the Town over the past twenty years. This primarily reflects the aging population with its corresponding decrease in household size. The creation of new employment in innovative industries has assisted in the attraction and retention of young people within the community.

The Official Plan Review 2013-2014 Land Needs Background Study projected a population of 10,092 in 2034, representing a compound annual growth rate of 0.51%. This represents a projected population increase of approximately 48 people per year and a housing demand of approximately 22 new units per year over the next 20 years. The Study included a detailed analysis of population, housing and employment. Based on the analysis and consistent with the PPS, Smiths Falls has:

- The ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and lands designated and available for residential development; and,

- Land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Furthermore, there are sufficient lands, either through intensification, redevelopment and/or designated growth areas, to accommodate an appropriate range and mix of housing to meet projected needs for a time horizon of up to 20 years.

In terms of affordable housing, it would appear the Town has a good supply of affordable housing and rental apartments.

Based on its resident labour force, there are sufficient employment lands over the 20 year planning horizon.

1.3 USE OF THE OFFICIAL PLAN

The Town's Official Plan is intended for use by all members of the community including residents, businesses, developers, and decision-makers. The organization of the Plan allows users to find topics or sections that interest them and to quickly review policies; however users should realize that the policies throughout the Plan should be examined comprehensively. They must be considered together when making planning decisions.

The Plan consists of text and schedules. All text is to be considered part of the Plan, including sections that are not numbered as individual goals, objectives, or policies.

Boundaries for land use designations, designated transportation corridors as well as reference to quantities, proportions and dates are deemed to be definitive, except where they coincide with natural features. The boundaries of natural features will be delineated in accordance with the Natural Heritage Features and Areas policies of this Plan.

Town Council is responsible for interpreting all portions of this Official Plan.

Where lands are dually designated, meaning that two separate designations are applied to the lands, it is the intent of this Plan that the land uses contemplated in either or both of the designations shall be permitted, provided that all other relevant provisions of this Plan and the implementing Zoning By-law are met.

The Plan provides a framework for strategic investment. Any indication of future roads, parks and other services provides information on the general location of such infrastructure or

services to property owners, developers and future residents, and the exact locations and timing of public investment are subject to further detailed analysis, design, approval, as well as capital budget approvals and the encouragement of private sector investment and joint public-private ventures.

Policies in this Plan that use the words “will” and “shall” express a mandatory course of action. Where the word “should” is used, the Town may consider suitable alternative approaches to meet the intent of the policy. Where the words “encourage”, or “may” are used, it indicates that the Town requires that consideration be given to the policy, but not necessarily compliance in all instances. The words “promote” or “support” means that actions will be taken to advocate for and/or achieve a desired result.

None of the objectives or policies of this Plan are intended to formally commit Town Council to provide funding for their implementation. Funding decisions will be made by Town Council on a case-by-case basis.

The provisions of this Plan shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service or services by the Town, or any department or Ministry of the Province or the Government of Canada. Agencies, boards or other bodies funded wholly or in part by the Province shall be bound by the provisions of this Plan, unless specifically exempt through legislation.

1.4 STRUCTURE OF THE OFFICIAL PLAN

The Smiths Falls Official Plan 2034 is divided into sections that address different aspects of the Town’s life. Within each section, Goals, and Policies are set forth to provide policy guidance to the Town on a wide range of topics related to Land Use, Transportation, and the delivery of municipal services. The Official Plan sections are:

This section (**Section 1 – Overview**) explains the role and structure of the Official Plan and the political and administrative framework within which land use planning is carried out in Ontario.

Section 2 - Strategic Directions outlines a vision for the Town of Smiths Falls, as well as a series of objectives and key directions to help to define and unify the vision for a thriving community.

Section 3 - Thriving Community (Overarching Town Goals and Policies) – Sets forth goals and policies for topics that have an impact upon the Town as a whole, shaping its image and

role in the region. Topics addressed in this section include economic development, arts and culture, community engagement and fiscal sustainability.

Section 4 - Environmental Leadership (Environmental Goals and Policies) – Sets forth goals and policies for topics related to the Town’s continuing commitment to Environmental Leadership. It is organized into four categories:

1. Measurable Sustainability includes policies that fulfill the Town’s Green Vision goal for the incorporation of specific measurable standards in the Official Plan related to green building, recycling, air quality, energy, water resources and woodland / vegetation cover;
2. Environmental Resources includes policies intended to protect the high-quality ecologies and other environmental resources that can be found within the Town; Environmental Considerations/Hazards includes policies to reduce the potential land use risks related to various environmental hazards; and,
3. Infrastructure includes policies for provision and management of the Town’s infrastructure systems.

Section 5 - Quality of Life (Neighbourhood Oriented Goals and Policies) – Sets forth goals and policies that directly affect the quality of life of the Town’s residents, including the look and feel of Smiths Falls and the quality of the municipal services provided by the Town. Specific topics in this section include urban design guidelines, intensification targets, the Rideau Canal National Historic Site and UNESCO World Heritage Site, affordable housing, municipal services (including parks, trails, open space and recreation). Goals aim to ensure the development of complete neighbourhoods.

Section 6 - Land Use and Transportation (Goals and Policies) – Contains a description of the Land Use/Transportation components of the Plan and an explanation of the planned land uses for the designations depicted on Schedule ‘A’ – Land Use Plan and the road hierarchy depicted on Schedule ‘B’ – Transportation Network. The appropriate land uses and form of development are described for each land use designation. Similarly, the appropriate uses and form and character are described for each type of planned roadway types. These form-based land use and roadway categories work together to accomplish multiple plan goals, including job growth, protection of neighbourhood character, reduction of automobile dependency, and the creation of new, vibrant, urban neighbourhoods. This section also establishes land use and transportation goals and policies to implement Schedule ‘A’ – Land Use Plan and Schedule ‘B’ – Transportation Network, including goals and policies to address specific policy areas, the Town’s trail network, bicycle, pedestrian, and motor vehicle circulation.

Section 7 - Implementing the Plan (Implementation Goals and Policies) – Includes policies to guide use of the Plan for the ongoing land use decision making process and development of related Town policies.

SECTION 2 STRATEGIC DIRECTION

2.1 SMITHS FALLS 2034 KEY DIRECTION

While the Smiths Falls 2034 Official Plan builds upon the Town's land use planning history, and core community values that have been addressed in previous Official Plan documents, it also establishes new direction in some key areas. This new direction is as a result of a comprehensive Official Plan review process which included the completion of numerous Master Planning initiatives including: the *Downtown Revitalization and Waterfront Integration Master Plan (2013)*, the *Downtown Community Improvement Plan (2013)*, the *Smiths Falls Cultural Master Plan (2013)* as well as the priorities of the *2011-2013 Economic Development Action Plan*. Also, the Province has updated several related legislation such as the *Planning Act, R.S.O. 1990, CHAPTER P.13*, including the *Strong Communities Act, 2004, Bill 51*, *Planning and Conservation Land Statute Law Amendment Act, 2006*, the *Green Energy Act, 2009*, and the *Strong Communities through Affordable Housing Act, 2011*. Finally, the Province has approved a revised *Provincial Policy Statement*, which came into effect April 30, 2014.

Key directions made by the Town through the comprehensive Official Plan review process have resulted in an Official Plan that:

1. Includes growth capacity for a population of approximately 10,100, the development of up to 250 new jobs and up to 517 new dwelling units through 2034.
2. Allows a high degree of flexibility for job growth to occur at appropriate locations throughout the Town: these locations include the further intensification of Targeted Growth Areas such as the Downtown Core area, intensification and/or redevelopment of existing employment sites, the waterfront, and redevelopment of brownfield sites. It also supports new job growth in industrial areas. Smiths Falls' goal is to provide adequate growth capacity for each type of employment land in order to meet the forecast demand identified in the *Land Needs Background Study* as well as the priorities of the *2011-2013 Economic Development Action Plan*.
3. Establishes a land use plan and accompanying policies that support the Town's evolution back into a regional job centre: In addition to supporting local job growth, the land use plan concentrates job growth opportunities at locations that support workers commuting into Smiths Falls from throughout the region. In particular, lands adjacent to a possible commuter rail station are planned for re-development into a mixed-use area promoting housing and employment.
4. Articulates a Town Centre concept for the Downtown Core characterized by medium-density housing, mixed-used zoning, and an emphasis on pedestrianization and public

space. The Town Centre concept will promote a high-quality downtown attractive to a wide variety of future employers and residents, including: young, creative workers; and residents seeking a place to live less reliant on automobile travel as a primary means of personal mobility.

5. Directs new housing growth to include an appropriate range and mix (including second units, affordable housing and housing for elders): these areas include the Downtown, brownfield sites, underutilized lots within specific areas (i.e. waterfront), compatible infill development, the expansion or conversion of existing buildings, and finally greenfield sites.
6. Includes phasing policies, giving priority to planning for new growth in Targeted Growth Areas such as the Downtown, underutilized lots within previously developed areas, infill development, and the expansion or conversion of existing buildings over new greenfield development.
7. The Asset Management Plan (AMP) should be reviewed concurrently with this Plan to help determine planning policy to meet asset strategies. This can be done by determining the most cost effective locations to extend infrastructure and the level of service most appropriate and affordable for new development areas.

This direction for the Smiths Falls Official Plan was reached through a community-based planning process, including presentations and discussions with Council and community members. Key topics discussed through this process included the use of jobs and housing growth projections, employment lands, intensification targets, affordable housing targets, the mix of housing types and densities, transportation, parks and open spaces, and environmental sustainability.

2.1.1 Jobs and Housing Growth Projections

The growth projections included in the *2013-2014 Land Needs Background Study*, help plan for the Town's future growth. These projections are long-term forecasts used for planning and policy development. Firstly, they are used as a planning tool to anticipate population and job growth, determine the resulting land use demand, and facilitate the planning of an adequate land use supply to accommodate that demand. Secondly, they can be used to promote policy goals.

2.2 COMMUNITY VISION

The Smiths Falls 2034 Official Plan builds upon these key directions. The Plan is meant to serve as the Town's latest expression of its ongoing commitment to a leadership role in the advancement of an innovation-based economy, the development and implementation of

environmental policies, and the utilization of land use planning best practices to shape Smiths Falls' future.

The Plan includes land use policies to shape the transformation of strategically identified and historically underutilized areas into higher-density, mixed-use areas, which can accommodate employment and housing growth and reduce the environmental impacts of that growth by promoting cycling and walkability.

The objectives listed below, by topic, help to define and unify the vision for a thriving community. These are intended to be implemented by the policies set out in this Official Plan.

2.2.1 Thriving Community Vision

A diverse and innovative economy:

- Enhance the economic development capacity of the Town of Smiths Falls.
- Attract and Retain Business Investments and Entrepreneurs.
- Creative Economic Planning & Thinking for Business Development.
- Create strong partnerships and collaboration with the private sector, educational and health institutions, and other organizations.
- Build Community Pride in; and promote a positive External Perception of Smiths Falls.
- Put People First by focusing on Talent Retention & Attraction.
- Enhance Development of Downtown Smiths Falls.
- Attract New Residents to Smiths Falls.
- Enhance Transportation Networks.
- Be a leading Environmental Community.

2.2.2 Environmental Vision

A healthy and sustainable environment:

- Conservation of resources including energy, water, wetlands, wildlife, habitat, biodiversity, and other natural resources.
- Protection of natural features and areas for the long term.
- Responsible stewardship for open lands and natural areas.
- A connected system of open lands.
- Integration of renewable energy and new technologies.
- Reduction of greenhouse gas emissions and improvements in air quality.

- Solid waste reduction and diversion and hazardous materials management.
- Healthy urban watershed and ongoing best-practices to floodplain management.
- Source water protection for a safe and lasting water supply and drinking water quality.
- Local and regional cooperation, coordination, and leadership on environmental matters (cross-jurisdictional).

2.2.3 Community and Neighbourhood Liveability Vision

A high quality built environment:

- A compact pattern of development.
- Adequate public facilities, services, and infrastructure levels to serve existing development and new growth.
- Opportunities for redevelopment, revitalization, and growth in targeted areas.
- Cohesive, distinct, vibrant, safe, and attractive neighbourhoods.
- Vital and appealing downtown, activity centres and destinations throughout the Town.
- Quality and accessible housing options for all household types and income levels.
- Preservation and enhancement of cultural heritage resources.
- Distinctive and attractive community image, design, and identity.
- Visible and accessible natural environment.
- Conservation of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

2.2.4 Safety and Wellness Vision

A safe and healthy community:

- A safe, non-threatening town in which to live, work, learn, and play.
- Protect the Town's municipal drinking water supply and designated vulnerable areas.
- Opportunities to lead active and healthy lifestyles.
- Safe drinking water.

2.2.5 Culture, Parks, and Recreation Vision

A diverse range of cultural and recreational opportunities:

- Arts and creativity integrated into the community.
- An interconnected and wide network of parks and recreational facilities.

- Multi-purpose and new types of facilities to meet the needs of a changing community.
- To recognize the Rideau Canal National Historic Site and UNESCO World Heritage Site as the Town's major tourism and recreation asset by implementing the Smiths Falls Lower Reach Development Concept and by supporting Parks Canada's Rideau Canal National Historic Site Management Plan and Rideau Canal World Heritage Site Management Plan, and the Rideau Corridor Landscape Strategy.

2.2.6 Informed and Involved Community Vision

An informed community:

- A collaborative and community-based approach to problem solving.
- Inclusive and accessible to all people.
- Effective and efficient local governance where all voices are valued.
- Fiscal sustainability and transparency in the municipal government.

2.2.7 Transportation Vision

A connected community:

- Land use and transportation will be fully integrated, both locally and regionally, to create an affordable, accessible, low energy, low impact, and efficient transportation system.
- Multiple modes of safe, affordable, easy, and convenient travel will ensure mobility for people of all ages and abilities. Multiple travel modes will make it easy to choose transportation options that support a healthy lifestyle.
- The transportation system will provide safe, reliable, convenient, and effective vehicular mobility and access.
- People will be aware of the impact that their travel choices have on the transportation system, the environment, and the community.

The vision, as described through these key objectives, is an expression of the community's desire to act sustainably. To systemically, creatively, and thoughtfully utilize environmental, human and economic resources to meet our present needs and those of future generations without compromising the ecosystems upon which we depend.

SECTION 3 THRIVING COMMUNITY

Smiths Falls is a proud community located in the heart of the Rideau Canal National Historic Site and UNESCO World Heritage Site with abundant opportunities for business growth and employment, leisure activities, and small town residential living options (*2011-2013 Economic Development Action Plan – Vision Statement*).

Policies for a ***Diverse and Innovative Economy*** support business attraction, growth, and retention in Smiths Falls. Furthermore, these policies support businesses of all sizes and facilitate job creation.

The goal is to reach fiscal sustainability recognizing and responding to the Town's economic and political context. Smiths Falls must manage revenue sources and expenditures to administer and deliver services that protect public health and safety, promote the local economy, and improve the quality of life for its residents in a financially sound and cost-effective manner.

Tourism, community facilities (i.e. arena) and area amenities (i.e. Rideau Canal) can contribute significantly to Smiths Falls' economy. The ***Diverse and Innovative Economy*** policies recognize this contribution, and they aim to develop, enhance, and promote these as economic generators.

3.1 DIVERSE AND INNOVATIVE ECONOMY (IE)

The following Goals and Policies support fiscal sustainability towards a Thriving Community. The desired outcomes of these include increasing prosperity and opportunity for its residents and creating revenue growth for the Town that enables delivery of needed infrastructure and desired urban services.

3.1.1 Land Use and Employment

Goal IE-1 - Land Use and Employment

Proactively manage land uses to provide and enhance economic development and job growth in Smiths Falls.

Policies - Land Use and Employment

IE-1.1 To plan for, protect, and preserve employment areas for current and future uses.

- IE-1.2** To ensure that the necessary infrastructure is provided in a sustainable fashion to support current and projected needs.
- IE-1.3** To retain land capacity for employment uses in Smiths Falls, protect and improve the quantity and quality of all lands designated for employment uses and only permit their conversion through a comprehensive review.
- IE-1.4** To plan for the retention and protection of a strategic mix of employment activities at appropriate locations throughout the Town to support a balanced economic base and focus Smiths Falls as the regional hub. These can include industrial suppliers and services, commercial/retail support services, clean technologies, life sciences, as well as high technology manufactures and other related industries.
- IE-1.5** To protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (i.e. railway corridors, arterial roads).
- IE-1.6** To protect and improve major goods movement facilities and corridors (i.e. rail facilities, primary transportation corridors used for the movement of goods).
- IE-1.7** Support intensification policies aimed at creating complete, mixed-employment areas that include business support uses, public and private amenities, child care, restaurants and retail goods and services that serve the employees of these businesses and nearby businesses.
- IE-1.8** When developing housing or other sensitive land uses near active employment areas (or vice versa), ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure their long-term viability.
- IE-1.9** Achieve goals related to quality neighbourhoods, including: diverse housing options, a walkable/bikable public street and trail network, compact and mixed-use development where appropriate, and where infrastructure exists. The aim being to distinguish Smiths Falls as a liveable and attractive Town, to promote interaction among community members, to attract talented workers to the Town and to retain its youth.

- IE-1.10** To periodically review residential construction activity and supply versus industrial and commercial job growth rates and report results to Town Council.
- IE-1.11** To develop a long-term freight access plan, including trucking and rail, to support the Town's key employment areas.
- IE-1.12** To recognize projects that exemplifies good Urban Design and Green Building standards as a means to promote distinctive architecture and quality design and to attract a diverse group of employers, employees and visitors to Smiths Falls.
- IE-1.13** To develop Council approved Urban Design Guidelines and Green Building Standards to assist in the Development Review process.

3.1.2 Business Growth and Retention

Goal IE-2 - Business Growth and Retention

Promote Smiths Falls as an employment centre. Support existing and attract new companies of all sizes (large anchor companies, emerging growth companies, small businesses) in industries that will drive the job and revenue growth for Smiths Falls.

Policies - Business Growth and Retention

- IE-2.1** Attract and sustain a growing concentration of companies to serve as the economic engine for Smiths Falls, particularly in key industries such as advanced manufacturing, food processing, logistics, tourism investment, and other sectors based on creativity and innovation.
- IE-2.2** Support the development of the health care industry and related businesses, including those providing services to Smiths Falls' aging population.
- IE-2.3** Explore establishing an incubator facility for small business start-ups.
- IE-2.4** Implement the Action Plan as detailed in the *2011-2013 Economic Development Action Pan.*

3.1.3 Fiscally Sustainable Land Use (FS)

Goal FS-3 - Fiscally Sustainable Land Use

Make land use decisions that improve the Town's fiscal condition. Manage Smiths Falls' growth in an orderly, planned manner that is consistent with our ability to provide efficient and economical public services, to maximize the use of existing and proposed public facilities, and to achieve equitable sharing of the cost of such services and facilities.

Policies - Fiscally Sustainable Land Use

- FS-3.1** Recognize the value of long-term planning and strong land use policy in managing the Town's fiscal position.
- FS-3.2** Monitor residential construction, industrial and commercial job growth rates, the development of mixed-use and intensification projects and progress towards achieving its targets.
- FS-3.3** Discourage proposed rezonings or other discretionary land use decisions that could significantly diminish revenue to the Town or significantly increase its service costs.
- FS-3.4** Maintain the urban settlement area boundaries where services and facilities provided by the Town and other public agencies are generally available, and where urban development requiring such services should be located. Expansion should only be allowed at the time of a comprehensive review in accordance with Section 1.1.3.8 of the PPS 2014.
- FS-3.5** Maintain, enhance, and develop the employment lands within identified key employment areas. Protect existing employment uses within these areas from potentially incompatible non-employment land uses.
- FS-3.6** Emphasize mixed-use development and intensification in identified locations to achieve efficiencies from compact development patterns and to maximize job development and commercial opportunities near residential development.

3.1.4 Fiscally Sustainable Service Delivery

Goal FS-4 - Fiscally Sustainable Service Delivery

The Town should provide the highest level of service feasible consistent with its fiscal resources, and in a cost-effective manner so that the Town's method of service delivery contributes toward the achievement of a fiscally sustainable Town.

Policies - Fiscally Sustainable Service Delivery

FS-4.1 Consistent with fiscal sustainability, prioritize the Town's urban service delivery as follows:

- Provide services and facilities designed to serve existing needs and planned for future growth.
- Prevent the deterioration in the quality and quantity of existing levels of service.
- Upgrade Town service levels whenever feasible to meet its growth projections.

FS-4.2 Carefully consider the fiscal implications of land use decisions that result in service expansions to avoid significant negative fiscal impacts unless necessary to achieve other critical Town objectives. Typically, service expansions outside the municipal boundary are not supported. Encourage the development of a compact community that reduces the demand for service expansions, facilitate more efficient service delivery and generates greater revenue.

FS-4.3 Support a mix of housing types and densities where adequate services and facilities can be feasibly provided.

FS-4.4 When reviewing development or policy changes, consider the availability of water and waste water services, police and fire protection, parks and recreation and other institutional services to the affected area as well as the potential impacts of the project on existing service levels.

FS-4.5 Require early consultation regarding the nature and scope of projects and possible fiscal impacts and mitigation measures early in the project planning stage, preferable immediately preceding or following land acquisition.

Goal FS-5 - Fiscally Sustainable Waste Management

Maintain a sound financial model that will sustain the Town's waste management priorities and enable long-term delivery of quality solid waste management services to the community.

Policies - Fiscally Sustainable Waste Management

- FS-5.1** Continue promoting and marketing "Smitty" the Recycling Mascot in conjunction with the "reduce/re-use/recycle" philosophy of its waste management strategy.
- FS-5.2** Maintain a Waste Management Plan addressing waste diversion activities.
- FS-5.3** Continue to operate a composting facility in the Township of Drummond North Elmsley and expand to food waste / green bin.
- FS-5.4** Consider environmental and social costs in all decision-making and budget decisions.

SECTION 4 ENVIRONMENTAL LEADERSHIP

Smiths Falls' commitment to environmental sustainability is embodied in its 20-year legacy of progressive land use planning, environmental protection, water and energy conservation goals, objectives and policies. Recent actions, such as improvements to the Town's Water Treatment Plant, its Wastewater Treatment Plant, its Waste Management Program, etc. extend that legacy.

Environmental goals include:

- protecting natural heritage features and areas;
- supporting development of new clean technology industries;
- becoming more energy efficient;
- producing and using electricity from clean and renewable resources;
- building green buildings; and,
- and diverting waste from landfills.

Environmental Leadership addresses several sustainability areas such as energy, water, climate change, and solid waste. It also recognizes the importance of Smiths Falls' cultural heritage landscape and extractive resources.

As Smiths Falls' guide for future sustainable growth and development, the Smiths Falls 2034 Official Plan sets guiding policies for minimizing impacts on resources, and ensuring that the Town is able to maintain the infrastructure and services necessary to sustain its economy and quality of life.

The intent is to use those practices to benefit the quality of life, the environment, and related economic opportunities available within Smiths Falls.

4.1 NATURAL HERITAGE FEATURES AND AREAS (NH)

Smiths Falls boasts a range of natural heritage features and areas across its landscape such as wetlands, fish habitat, riparian corridors, and woodlands. The goals and policies in this section protect Smiths Falls' terrestrial and aquatic assets, as well as the flora and fauna these natural resources support.

Preserving shorelines and riparian vegetation adjacent to shores and wetlands will serve as habitat for many organisms, corridors for the movement of others, and nurseries for aquatic and upland species.

Naturally vegetated areas (including parks and trail corridors), natural features, corridors (including utility corridors) and ecological functions, mostly associated with the Town's woodlands, wetlands, waterways, unevaluated wetlands, previously disturbed areas that could be re-naturalized, form the basis of a natural heritage system for Smiths Falls.

The Natural Heritage Features and Areas, shown on Schedule 'A' and 'C', include significant wetland, significant woodlands, habitat of endangered and threatened species, significant wildlife habitat, fish habitat and significant areas of natural and scientific interest. Other natural features may be added if warranted on the basis of future studies.

This Plan contains policies to protect water resources, natural heritage features and areas that may be impacted through site-specific development proposals. The Town will seek to maintain, restore, and improve the quality of its Natural Heritage Features and Areas over the planning period by strengthening linkages and mitigating the negative impacts of development. It also contains policies which recognize that we need to be proactive and better understand our ecosystems, so that we can more effectively assess cumulative impacts and overall ecological health.

The connection between natural heritage resources is an important ecological feature which has yet to be analyzed or studied in Smiths Falls. The concept of "natural heritage systems" is important to the long term sustainable function of the natural heritage resources of the area. To this end, the Town will cooperate with senior levels of government and the Conservation Authority to analyze and study connections between natural heritage features and areas to help define the natural heritage system in a meaningful way.

The Natural Heritage Features and Areas' policies establish the requirements for the refinement and protection of these features and areas through public ownership/acquisition, stewardship, management and rehabilitation, and ecological buffers. Recognizing that natural heritage features and areas are valued for the natural features they contain and the ecological functions they perform, the Town will utilize environmental impact statements and environmental assessments to ensure that natural heritage areas are evaluated and protected, both individually and cumulatively, as part of an interrelated Natural Heritage System.

4.1.1 Establishing a Natural Heritage System

Policies – Establishing a Natural Heritage System

NH-1.1 The Town of Smiths Falls is committed to maintaining and promoting a healthy natural environment and protecting its unique and special natural heritage features

for the present generation and all successive generations. On this basis, it is a policy of this Plan that the establishment of a natural heritage system be completed through an Official Plan Amendment, including associated policies addressing its protection, prior to the Town's first Official Plan Review.

4.1.2 Provincially Significant Wetlands

Wetlands are lands where the presence of water has caused the formation of hydric soils and hydrophytic or water-tolerant plants to predominate. The four major types of wetlands are swamps, marshes, bogs and fens.

Wetlands provide important habitat for plants, fish and other wildlife that are fully dependent on the presence of a wetland, and for wildlife that need wetlands to complete some lifecycle requirements. Wetlands provide important staging and breeding areas for waterfowl. They also influence the quality, temperature and flow of water and provide storage capacity to offset peak flows associated with storm events. They have groundwater recharge and discharge functions. Wetlands are also important for their social values, including such activities as hunting, recreation, education and research, and cultural heritage.

Wetlands are evaluated by the Ministry of Natural Resources and Forestry (MNRFF) and, based on wetland functions and features, classified according to their significance. The Provincial Policy Statement sets out minimum policies which municipalities are required to adopt for wetland protection. This Plan goes beyond the minimum provincial standard by having provincially significant wetlands and locally significant wetlands governed by many of the same policies.

Goal NH-2- Provincially Significant Wetlands

Preserve, protect and restore the ecological integrity and scenic characteristics of wetlands such as the "Swale" area. Recognize the "Swale" as an important area, both as an ANSI, and as a character-defining element of the Rideau Canal in this section of the waterway, as it was created as a result of the construction of the dam at Detached Lockstation.

Policies - Provincially Significant Wetlands

NH-2.1 No development or site alteration shall be permitted within provincially significant wetlands.

NH-2.2 Development within 120 m of provincially significant wetlands may take place in accordance with the land use designation shown on Schedule 'A' – Land Use Plan to this Plan only when it has been demonstrated through an Environmental Impact Statement (EIS) as detailed in this Plan, that there shall be no negative impacts on the natural features or their ecological functions. This is not a setback requirement, but rather a requirement for a review of development proposals within the relevant adjacent lands. The review of an EIS may be carried out by a qualified professional retained by the Town, which in most cases shall be the Conservation Authority. Where development is proposed adjacent the Rideau Canal, Parks Canada will also be consulted.

NH-2.3 The boundaries of provincially significant wetlands shall be derived from mapping provided by the Ministry of Natural Resources and Forestry (MNR). Where the actual location of the boundary line on the ground is uncertain, the Town shall consult the MNR in making such a determination. In the case of wetlands forming part of the Rideau Canal, Parks Canada will also be consulted.

NH-2.4 Wetlands shall be zoned in a separate category in the implementing Zoning By-law.

4.1.3 Fish Habitat

All waterbodies (i.e. streams) in the Town have the potential to be fish habitat. The Rideau Valley Conservation Authority has indicated that the Rideau River and its tributaries up to the first culverts contain fish habitat. Notwithstanding, other waterbodies could contribute to an area serving as fish habitat. "Fish habitat" is defined as spawning grounds and nursery, rearing, food supply, migration and any other areas on which fish depend directly or indirectly in order to carry out their life process. Healthy aquatic communities are generally a good indicator of environmental health. Fish habitat associated with this waterway is vulnerable to degradation from factors such as loss of stream bank vegetation, untreated urban runoff, increased storm water flows and sedimentation. The harmful alteration, disruption or destruction of fish habitat is prohibited under the *Fisheries Act*. It is the Town's intention to encourage improvement of productive capacity of this habitat.

Goal NH-3 - Fish Habitat

To recognize the importance of fish habitat for their economic, social, and environmental benefits.

Policies - Fish Habitat

- NH-3.1** No person shall carry on any work or undertaking that results in the harmful alteration, disruption or destruction of fish habitat. Development and site alteration shall not result in a net loss of fish habitat, result in harmful alteration, disruption, degradation or destruction of fish habitat or negatively impact fish passage.
- NH-3.2** Development and site alteration shall be set back a minimum of 30 metres from fish habitat. Decreases to the 30 metre setback shall only take place where it has been demonstrated through an EIS that results in a net environmental gain of the productive capacity of the area. To implement this, a fish habitat biologist shall be required to provide a detailed impact analysis exploring options in design and location of the undertaking for the purpose of clearly demonstrating avoidance of any predicted harmful impacts. Near-shore or in-water development, such as docks, water access points and swimming areas shall be carefully assessed through the appropriate review process.
- NH-3.3** In addition, Council will request comments from Fisheries and Oceans Canada, and in the case of development on the Rideau Canal, Parks Canada, with respect to development adjacent to waterbodies.

4.1.4 Significant Woodlands and Vegetative Cover

Woodlands are complex ecosystems of different tree species, shrubs, ground vegetation and soil complexes that provide habitat for many plants and animals and economic benefit to both the private landowner and the general public. Woodlands is a general term which collectively refers to areas occupied by trees, treed areas, woodlots, forested areas and naturalizing woodland edges.

The boundaries of the significant woodlands identified on Schedule 'C' – Natural Heritage and Constraints were produced using digital data which has not been ground checked. Accordingly, there may be areas identified as significant woodlands that may not actually be so, as well as areas which may be significant woodlands that have not been mapped. In this regard, site assessments will be an important part of environmental impact statements to verify site conditions.

In terms of vegetative cover, this Plan recognizes that preserving vegetation along waterways, on sites subject to development and along roadways contributes to the overall health of the area

and helps lessen the environmental impact of development and improve the visual appeal of newly developed areas.

This Plan supports the retention or restoration of riparian corridors as a means of protecting water resources and its related ecological function from the negative impacts of development.

Goal NH-4 - Significant Woodland and Vegetative Cover

To recognize the importance of these resources for their economic, social, and environmental benefits.

Policies - Significant Woodland

- NH-4.1** Within significant woodlands, the establishment of single dwellings on existing lots of record shall be permitted subject to all of the relevant policies of this Plan.
- NH-4.2** Development (subdivisions, site plan, zoning amendments, minor variances, consents) within significant woodlands may take place in accordance with the underlying land use designation shown on the Schedule 'A' – Land Use Plan to this Plan only when it has been demonstrated through an EIS carried out in accordance with the policies of this Plan and prepared by a qualified professional that there shall be no negative impacts on the natural features or ecological functions of the woodland.
- NH-4.3** Development (subdivisions or condominiums, site plan, zoning amendments, minor variances, consents) within 120 m of a significant woodland, may take place in accordance with the land use designation shown on Schedule 'A' – Land Use Plan to this Plan only when it has been demonstrated through an EIS carried out in accordance with the policies of this Plan, 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 50 metre adjacent lands.
- NH-4.4** To mitigate potential impacts due to site alteration and tree cutting, Council may adopt appropriate by-laws to prohibit or regulate the placing, dumping, removal or regrading of topsoil or fill, and the destruction or injuring of trees.

Policies - Vegetative Cover

- NH-4.5** This Plan will require the retention and/or establishment of healthy native tree cover and native shrubs and vegetative cover on lands within 30 metres of a high water mark of a water resource in order to protect the riparian and littoral zones and associated habitat, prevent erosion, siltation and nutrient migration, maintain shoreline character and appearance, and minimize the visual impact of development. Notwithstanding the 30 metre vegetative buffer, a water access area may be permitted provided the natural shoreline is disturbed as little as possible and the balance of the water front outside of the access area is maintained in a natural state. A water access would not generally be allowed in the Swale (PSW) without significant habitat/natural heritage impact consideration.
- NH-4.6** Notwithstanding policy NH-3.4 above, the minimum natural vegetative cover adjacent to fish habitat could be reduced to 15 m where the applicant has demonstrated it would satisfy policy 2.1.6 of the PPS.
- NH-4.7** The Town will endeavour to protect trees along municipal road allowances and on other municipal property which do not constitute a safety hazard or affect infrastructure.
- NH-4.8** Applications for subdivisions or condominiums, Official Plan or Zoning By-law amendments, minor variances or site plan control should be supported by a Landscaping Plan. Such Landscaping Plan will be required as part of a complete application and should:
- i. retain as much natural vegetation as possible, especially along watercourses, on steep slopes, in valued woodlots, in areas linking green spaces and along roadways;
 - ii. determine which stands of trees or individual trees warrant retention based on a preliminary assessment;
 - iii. outline measures for the protection of those trees or stands of trees being retained during construction;
 - ii. describe the area and nature of tree loss and compensation measures proposed. Such compensation measures may include off-site plantings;
 - iii. indicate tree planting or vegetative cover required to provide protection for stream courses or steep slopes;
 - iv. investigate the use of native species in tree planting strategies and shall discourage monoculture;

- v. provide guidelines for property owners on the importance and care of trees on their property;
- vi. consider the impact on the environment during and after construction, and propose mitigation measures where there is substantial alteration of the existing tree cover on the site.

4.1.5 Significant Valleylands

The Town acknowledges the Provincial policy statement which requires the identification and protection of significant valleylands. Given the topography of Smiths Falls, the Town is of the opinion that there are no significant valleylands within its jurisdiction. Should there be information provided to the Town by senior levels of government which indicate that there are significant valleylands within its jurisdiction, which are not protected by the existing policies within this Plan, the Town shall work with those senior levels of government to implement the appropriate mapping and policies within this Plan.

4.1.6 Habitat of Endangered and Threatened Species

The habitat of endangered and threatened species forms part of an overall natural heritage system consisting of both provincially and locally significant assets. Together, these features form an inter-dependent natural heritage system.

The Species at Risk in Ontario List (SARO) should be consulted to determine which species are endangered, threatened or of special concern.

Several areas of significant habitat of threatened and endangered species exist in the Town. The habitat of these species is identified and protected by the Ministry of Natural Resources and Forestry (MNRF). Council shall contact MNRF to develop a mutually acceptable protocol for sharing of information regarding threatened and endangered species.

Goal NH-5 - Habitat of Endangered and Threatened Species

To protect our native fish, plants and wildlife from going extinct by maintaining natural ecosystems and improving overall quality of life.

Policies - Habitat of Endangered and Threatened Species

NH-5.1 In areas identified as potential habitat of endangered and threatened species through a screening process conducted by the Ministry of Natural Resources and

Forestry, where development is proposed within, or adjacent to this area, an Ecological Site Assessment (ESA) shall be undertaken in consultation with the MNRF to determine whether the habitat of any endangered and threatened species is present.

NH-5.2 Development and site alteration shall not be permitted in significant habitat of endangered or threatened species except in accordance with provincial and federal regulations.

NH-5.3 Development and site alteration may be permitted within 120 m of significant habitat of endangered or threatened species if it has been demonstrated through the Ecological Site Assessment that there will be no negative impacts on the natural features or ecological functions for which the area is identified.

NH-5.4 A site inventory for Butternut will be required prior to the disturbance or removal of trees. Where harm to (removal of branches, disturbance to roots, etc.) or removal of butternut is proposed, prior assessment of the health of the tree(s) shall be undertaken by a qualified Butternut Health Assessor. If the butternut is determined to be “not retainable”, a certificate will be issued by the Assessor and the tree(s) can then be removed or harmed. However, if the butternut is “retainable”, a permit from the MNRF shall be required pursuant to the *Endangered Species Act, 2007*.

4.1.7 Significant Wildlife Habitat

Wildlife habitat are areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Wildlife habitat has been divided into four broad categories:

- Seasonal concentrations areas;
- Rare vegetation communities or specialized habitats for wildlife;
- Habitats of species of conservation concern, and;
- Animal movement corridors.

Goal NH-6 - Significant Wildlife Habitat

To protect critical habitat and their natural connections.

Policies - Significant Wildlife Habitat

NH-6.1 Development in areas of significant wildlife habitat or within 120 metres of significant wildlife habitat shall be permitted only where an EIS and/or ESA carried out in accordance with the policies of this Plan, and prepared by a qualified professional, has demonstrated that there shall be no negative impact on the habitat or its ecological function and in the case of adjacent lands, the ecological function of the adjacent lands must be evaluated.

NH-6.2 In determining the significance of wildlife habitat, the EIS and/or ESA will be based on an evaluation of the following considerations that have had regard for and having regard for the Significant Wildlife Habitat Technical Guide prepared by the Ministry of Natural Resources and Forestry, which provides information on the identification, description and prioritization of significant wildlife habitat(s):

- i. It is an area of habitat where particularly important wildlife species are concentrated or are particularly susceptible to impacts for a specific period of their lifecycle. These areas include, but are not limited to: seasonal concentration areas; rare vegetation communities or specialized habitat for wildlife; habitats for species of conservation concern; and animal movement corridors.
- ii. The amount of the specific type of habitat that exists within the context of the ecological region and its representation within other components of the Natural Heritage System.
- iii. It is an area of habitat having a high diversity of species that are of value for research, conservation, education and passive recreation opportunities.

4.1.8 Significant Areas of Natural and Scientific Interest

Significant Areas of Natural and Scientific Interest (ANSIs) represent high quality and unique life science and earth science features across a variety of landscapes throughout the Province. Life Science Areas of Natural and Scientific Interest are significant representative segments of Ontario's biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments. Earth Science Areas of Natural and Scientific Interest include the best representatives of bedrock, fossils and glacial landforms.

Goal NH-7 - Significant Areas of Natural and Scientific Interest

To protect areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to the protection, scientific study or education.

Policies - Significant Areas of Natural and Scientific Interest

NH-7.1 The Swale Marsh ANSI has been identified as a life science area of natural and scientific interest. Within the area identified as *ANSI*, existing development shall be permitted. The establishment of single dwellings on existing lots of record shall be permitted, subject to all of the relevant policies of this Plan.

NH-7.2 Development (subdivisions or condominiums, site plan, zoning amendments, minor variances, consents) may take place in accordance with the underlying land use designation shown on the Schedule to this Plan only when it has been demonstrated through an EIS carried out in accordance with the policies of this Plan, and prepared by a qualified professional, that there shall be no negative impacts on the natural features or ecological functions of the ANSI.

NH-7.3 Development (subdivisions or condominiums, site plan, zoning amendments, minor variances, consents) within 50 m of an earth science ANSI area and within 120 m of a life science ANSI area, may take place in accordance with the land use designation shown on Schedule 'A' – Land Use Plan to this Plan only when it has been demonstrated through an EIS carried out in accordance with the policies of this Plan, and prepared by a qualified professional, that there shall be no negative impacts on the natural features or ecological functions of the ANSI. This is not a setback requirement, but rather a requirement for a review of development proposals within the 50 m or 120 m adjacent lands.

NH-7.4 As additional ANSIs are evaluated by the Ministry of Natural Resources and Forestry, Council shall incorporate the new ANSIs into this Plan through an Official Plan Amendment.

4.1.9 Other Natural Heritage Areas

Nothing within this Section would preclude lands that have been deemed by the Provincial Government and/or the Town to have significant ecological functions or features that have or have not been designated on Schedule 'A' or identified as an overlay on Schedule 'C' from

being recognized in the implementing Zoning By-law. These lands may include significant portions of the habitat of endangered and threatened species, significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat and significant areas of natural and scientific interest that have yet to be evaluated. Development will require the preparation of an Environmental Impact Statement (EIS), in accordance with Subsection 4.1.8 of this Plan, if it is determined at time of pre-consultation, and prior to development, that the area or adjacent lands might contain unevaluated natural heritage areas.

Significant ecological areas have been identified on Schedule 'C'. Although these areas generally align with the significant woodlands, they have also been identified by the Ministry of Natural Resources and Forestry as areas that are ecologically significant, and warrants special consideration. Where development is proposed within, or adjacent to this area, an Ecological Site Assessment (ESA) shall be undertaken in consultation with the MNRF to determine its role within the Natural Heritage System; including provide wildlife corridors and linkages.

Natural Heritage lands shall be placed in the appropriate zoning classification or overlay in the implementing Zoning By-law.

4.1.10 Environmental Impact Statement (EIS)

Development or site alteration within or adjacent to natural heritage features and areas, (including significant wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area) has potential to impact the feature and its ecological functions by removing vegetation, increasing the amount of paved or other impermeable surfaces, changing the grading of the site, or other changes. The Environmental Impact Statement (EIS) serves to identify the natural features of a site early in the development process and consider ways to avoid or mitigate these impacts, and enhance natural functions.

Known components of the Town's natural heritage system, defined in Section 4.1, are identified on Schedule 'C' – Natural Heritage Features and Constraints. The requirements for an Environmental Impact Statement for development or site alteration proposed within these natural features or on lands adjacent to these designated areas are also described in Section 3.

Goal NH-8 - Environmental Impact Statement (EIS)

To promote informed decision-making by the approval authority by requiring a statement to the effect that development and site alteration will have no negative impact to natural heritage

features and areas which are important for their environmental and social values as a legacy of the natural landscape of an area.

Policies - Environmental Impact Statement (EIS)

NH-8.1 An EIS is required for development and site alteration proposed within and adjacent to natural heritage features identified on Schedule 'C' – Natural Heritage Features and Constraints. It is also required for development and site alteration within or adjacent to other elements of the natural heritage system that are not designated on Schedule 'C' – Natural Heritage Features and Constraints.

NH-8.2 No development or site alteration will be permitted within the natural features described in policy NH-7.1 above, where permitted by the policies of this Plan, or on adjacent lands unless an EIS indicates that it will have no negative impact, defined as degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

NH-8.3 Development is defined as the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the *Drainage Act*.

NH-8.4 Site alteration is defined as activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

NH-8.5 The need for an EIS and its scope will be confirmed through pre-application consultation with the Town early in the development review process, based on a preliminary screening for natural environment features within and adjacent to the study area. Schedule 'C', aerial photographs, watershed and sub-watershed studies, field investigations and other information sources such as the Natural Heritage Information Centre (NHIC) may be consulted.

NH-8.6 There are different types of Environmental Impact Statements:

- i. Scoped site-impact statement to assess the potential impacts of smaller development proposals, such as single-lot severances, construction of small accessory buildings or a minor addition to an existing building. A scoped impact study can be as simple as a checklist of matters to be addressed as

part of the application process, and can be completed by the applicant. Scoped site-impact studies may also be appropriate to address the potential impacts of larger proposals if located in an area where previous studies are sufficient to provide the necessary technical information to assess the proposal.

- ii. Full site-impact statements to assess the effects of large-scale development proposals, such as a subdivision proposal. They are prepared by a qualified professional with expertise in assessing impacts on the natural environment, but reviewed and approved by the Town and/or conservation authority.

NH-8.7 Where a full site Environmental Impact Statement is required, the statement 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:

- define the nature and the boundaries of any significant features and ecological functions on or adjacent to the site;
- describe the location, extent, and nature of development;
- describe the relationship of adjacent lands to any significant features or ecological functions;
- describe the relationship of these features and functions to the proposed development and adjacent lands;
- demonstrate how and where development can proceed without negative impact on the natural values which make the area significant;
- describe any mitigation or compensation proposals designed to alleviate or eliminate impacts.

NH-8.8 First Nations should be consulted on any full site Environmental Impact Statement.

NH-8.9 Generally, Environmental Impact Statements, when required, will be considered as required information for a “complete” planning application. Furthermore, an EIS shall be undertaken and reviewed by a qualified professional at the proponent’s expense.

NH-8.10 Where land identified as a natural heritage feature is under private ownership, there is no implication that the land is open to the general public or that it will be acquired by any public agency.

NH-8.11 Ecological buffers serve to protect the ecological function and integrity of the Natural Heritage System. Ecological buffers will be required around, or adjacent to components of the Natural Heritage System, based upon the recommendations of an approved EIS. The EIS will also detail the location, width, composition and use of the ecological buffer.

4.2 ENVIRONMENTAL RESOURCES (ER)

In addition to the natural heritage features and areas, the goals and policies in this Section serve to protect Smiths Falls' aquatic and terrestrial assets, as well as the flora and fauna these natural resources support. The Environmental Resources policies also recognize the importance of Smiths Falls' cultural heritage resources.

4.2.1 Stormwater

Smiths Falls is committed to responsible stormwater management to support healthy habitats, a healthy human population, and a healthy economy. To accomplish this, Smiths Falls will continue to implement policies and programs that manage its discharge into the Town's storm drain system to enhance the quality of waterways.

Goal ER-1 - Stormwater

Minimize the adverse effects on ground and surface water quality and quantity and protect property and natural resources from stormwater runoff generated in Smiths Falls.

Policies - Stormwater

ER-1.1 Major development or redevelopment will be preceded by the preparation of a watershed or sub-watershed plans prepared in consultation with the Conservation Authority and Provincial ministries and the Town. The plans will conform to Provincial guidelines and not permit stormwater management facilities that would be a significant drinking water threat in the IPZ 10, as per the Mississippi-Rideau Source Protection Plan.

ER-1.2 The servicing strategy for the north-eastern part of the Town should take into account the need for watershed and/or sub-watershed planning.

ER-1.3 A stormwater site management plan will be required to support subdivision, and site plan applications, where appropriate. Stormwater site management plans will be

prepared in accordance with the guidance set out in a watershed or sub-watershed plan. In the absence of any such plans, stormwater site management plans will generally reference the “Stormwater Management Planning and Design Manual” (2003) or other Provincial guideline documents for their terms of reference and shall include details on specific best management practices for stormwater, erosion and sediment control, and details for enhancement and rehabilitation of natural features. Where no sub-watershed plan or environmental management plan exists, the Town will review stormwater site management plans, in consultation with the Conservation Authority. Objectives to ensure:

1. watercourse flows are not altered in a way that would increase the risk of downstream flooding or channel erosion;
2. base flow in the watercourse is not reduced;
3. the quality of water that supports aquatic life and fish habitat is not adversely affected;
4. the quality of water that supports water-based recreational uses is not adversely affected;
5. natural habitat linkages that are located in or traverse the site are maintained or enhanced;
6. groundwater is not adversely affected;
7. any other impacts on existing infrastructure or natural environment are addressed in a manner consistent with established standards and procedures; and,
8. objectives related to the optimization of wet weather infrastructure (high flow) management are realized.

ER-1.4 The town will work with the Risk Management Official to review Stormwater Management Facilities that are currently located within, or are proposed to be located within an Intake Protection Zone with a Score of 8 or 10, where such development is subject to the provisions of the Mississippi-Rideau Source Protection Plan. Such facilities must be appropriately located and/or designed, and be subject to the appropriate Prescribed instrument (i.e. Environmental Compliance Approval) so as to protect the drinking water source of the Town in accordance with the Source Protection Plan.”

4.2.2 Water Resources

The local water resource system consists of watershed lands, underground aquifers, groundwater recharge areas, recycled water, streams, rivers, creeks, and the riparian vegetation associated with them.

Goal ER-2 - Water Resources

Protect water resources because they are vital to our health as a safe drinking water source as well as the ecological and economic health of the region and its residents.

Policies - Water Resources

- ER-2.1** In consultation with the Conservation Authority, other public agencies, and Parks Canada when adjacent to the Rideau Canal, restrict or carefully regulate public and private development in shoreline areas so as to protect and preserve the health, function and stability of these waterbodies.
- ER-2.2** In consultation with the Conservation Authority, or other public agencies, restrict or carefully regulate public and private development in upland areas to prevent uncontrolled runoff that could impact the health and stability of waterbodies.
- ER-2.3** Work with the Conservation Authority, other public agencies, and Parks Canada when adjacent to the Rideau Canal, to preserve water quality when establishing appropriate public access and recreational uses on land adjacent to the river, creeks, wetlands, and other significant water courses.
- ER-2.4** Require the proper construction and monitoring of facilities that store hazardous materials in order to prevent contamination of the surface water, ground water and underlying aquifers. In furtherance of this policy, design standards for such facilities should consider Mississippi-Rideau Source Protection Plan policies and other applicable legislation such as the Technical Standards & Safety Authority (TSSA).
- ER-2.5** An impact assessment of a large development proposal on a water body shall be required to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

For new lot creation; all development (including the septic system tile bed on privately serviced lots), must be setback a minimum of 30 metres from the high water mark of the waterbody with non-disturbance of the native soils and very limited removal of shoreline vegetation.

For existing lots of record, new development should be setback 30 metres if possible, otherwise as far back as the lot permits.

4.2.3 Cultural Heritage and Archaeology

Smiths Falls' history provides a significant contribution to its sense of community identity.

Its cultural heritage resources include, but are not restricted to, built heritage, cultural heritage landscapes, archaeological sites (land and marine), cemeteries and burials, buildings and structural remains of cultural heritage value or interest.

Goal ER-3 - Cultural Heritage and Archaeology

To identify, conserve, protect, restore, maintain, and enhance cultural heritage resources in order to promote a greater sense of historic awareness and community identity.

Policies - Cultural Heritage and Archaeology

ER-3.1 All new development permitted by the policies of this Plan shall conserve cultural heritage resources and will make every attempt to incorporate these resources into any new development plans. In addition, all new development will be planned in a manner that preserves and enhances the context in which cultural heritage resources are situated. Council will work with federal and provincial agencies to ensure that heritage conservation of these resources is promoted.

ER-3.2 In accordance with Section 27 of the *Ontario Heritage Act*, the municipal clerk shall maintain a register of all property designated under Part IV and Part V of the *Ontario Heritage Act*. This register may also contain properties that have heritage conservation easements placed upon them and properties that are not designated, but which are considered by Council to be of cultural heritage value or interest.

ER-3.3 Council supports a Municipal Heritage Committee (MHC) pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist Council on matters related to Parts IV, V, and VI of the Act. In addition, the Town may wish to expand the role of the

municipal heritage committee to advise and assist Council on other matters of cultural heritage conservation.

ER-3.4 Pursuant to the *Ontario Heritage Act*, and in consultation with the MHC, Council may, by by-law:

1. designate properties to be of cultural heritage value or interest;
2. define the Town, or any area or areas within the Town as an area to be examined for designation as a heritage conservation district; and,
3. designate the Town, or any area or areas within the Town, as a heritage conservation district.

ER-3.5 In all designations, the Town will ensure that appropriate care is taken to preserve mature trees and other vegetation of cultural heritage value or interest. Existing landmark trees and tree and hedge lines should be an essential consideration in the design of any development. The preservation of trees along streets and roads will be encouraged by the Town, except where removal is necessary because of disease damage, or to ensure public health and safety.

ER-3.6 The Town recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within the boundaries of the Town (land and marine). Some of these resources are of particular interest as they may provide an enhanced understanding of the history of First Nations people and the early settlement of the Town. The Town shall require archaeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport (MTC), as well as licensing requirements developed under the *Ontario Heritage Act*. The protection of cultural heritage resources through in situ preservation shall be considered as the first option. Nonetheless, Council recognizes that there may be instances where the resource may need to be removed by a licensed archaeologist.

Council recognizes that, within the boundaries of the Town, there may be marine archaeological remains from the pre-historic period through the modern era up to the last 50 years. These marine archaeological resources may include the remains of ships, boats, vessels, artifacts from the contents of construction, old pier docks,

wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value. The remains may currently be under water or were, at one time, under water but are no longer submerged.

Areas of archaeological potential are areas of a property that could contain archaeological resources. The ministry's criteria for determining areas of archaeological potential are:

- The presence of known archaeological sites within 300 metres of the property;
- The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
- Elevated topography (e.g., knolls, drumlins, eskers, plateaux);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (e.g., mounds, caverns, waterfalls);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) on the property;
- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is protected under the *Ontario Heritage Act*;
- Local knowledge of archaeological sites on the property or of the property's heritage value.

ER-3.7 Notwithstanding, the Town may waive the need for an archaeological assessment if the proposed development activity is in areas that have been previously disturbed to the point where archaeological potential does not exist (i.e. past construction activities).

ER-3.8 Council shall ensure adequate archaeological assessment and consult with appropriate government agencies, including the Ministry of Tourism, Culture and Sport and the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services, when an identified and marked or unmarked cemetery is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply.

ER-3.9 Aboriginal consultation will be undertaken for all development proposals where a Stage 2 Archaeological Assessment has shown the potential for aboriginal artefacts to be encountered.

- ER-3.10** Council may conserve the integrity of archaeological resources by adopting Zoning By-laws under Section 34(1) 3.3. of the *Planning Act* R.S.O. 1996, to prohibit any land use activities, and the erection of buildings and structures on sites with significant archaeological resource(s).
- ER-3.11** Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of our Town that can contribute to other social, cultural, economic, environmental goals of the Town of Smiths Falls. As a result, heritage conservation is integrated throughout the Plan's policies.
- ER-3.12** The development of neighbourhood heritage initiatives will be encouraged throughout Smiths Falls to promote an understanding of local history and the evolution of our neighbourhoods and open spaces.
- ER-3.13** Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and heritage conservation districts, will be identified and included in area planning studies and plans (i.e. master plans, secondary plans).
- ER-3.14** Properties on the Heritage Register will be promoted through educational programs, museums, local celebrations, and other programming opportunities.
- ER-3.15** Commemoration of lost historical sites will be encouraged whenever a new development is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.
- ER-3.16** Council may consider incentives for the conservation and maintenance of designated properties.
- ER-3.17** In addition to protection under the *Ontario Heritage Act*, other planning tools and strategies for the protection of Cultural Heritage may be investigated and employed, as determined by the Town.

4.2.4 Alteration, Removal, or Demolition of Heritage Buildings

Where heritage resource buildings are designated under the *Ontario Heritage Act*, no alteration, removal or demolition shall be undertaken that would adversely affect the reason(s) for designation except in accordance with the *Ontario Heritage Act*.

Policies Alteration, Removal, or Demolition of Heritage Buildings

- ER-3.18** To ensure a greater degree of protection to designated heritage resources properties, Council may enter into agreements with property owners, or may attempt to secure conservation easements, in order to protect those features of a building or structure deemed to have particular heritage value.
- ER-3.19** The cultural heritage value or interest of a building will be considered at the time of application for demolition.
- ER-3.20** Council will prevent the demolition, destruction or inappropriate alteration of cultural heritage resources. Furthermore, Council will conserve significant cultural heritage resources when undertaking public works. In attaining its goal for establishing a barrier-free environment to town-owned property, the Town shall endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. Council recognises that standardised designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes.
- ER-3.21** Council will require a Heritage Impact Assessment conducted by a qualified professional whenever a development has the potential to affect a protected heritage property or cultural heritage resource. Council shall require that all cultural heritage resources to be demolished or significantly altered are documented through the Assessment for archival purposes with a history, photographic record and measured drawings prior to the demolition or alteration and that such documentation shall be the responsibility of the applicant in consultation with the Ministry of Tourism, Culture and Sport.
- ER-3.22** A Heritage Impact Assessment may be required where a development application may obstruct or detract from a view included as a cultural heritage value or attribute of a property of the Heritage Register, to the satisfaction of the Town.

ER-3.23 In addition to a Heritage Impact Assessment, the Town may request a Heritage Conservation Plan to address in detail the conservation treatments for the subject heritage property. The Town may also request a Heritage Interpretation Plan to promote a heritage property identified in a Heritage Impact Assessment.

ER-3.24 Council views archaeological preservation in situ as the preferred method of ensuring that the integrity of the resource is maintained. However, Council also recognizes there may be a need for rescue excavation of significant archaeological resources as a result of development proposals and will consider this only when it is demonstrated that in situ preservation is not possible. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per the *Ontario Heritage Act*.

4.2.5 Alteration or Demolition on Adjacent Lands to Heritage Buildings

ER-3.25 Where a real property is protected under Parts IV, V, or VI of the *Ontario Heritage Act*, development, site alteration, or demolition of structures may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Assessment, and demonstrated to the satisfaction of Council that the heritage values, attributes, and integrity of the protected heritage property are retained. Development adjacent to significant cultural heritage resources are encouraged to be of an appropriate scale and character. For the purposes of this Section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road. A holding provision may be applied on the zoning of lands adjacent to protected heritage properties to ensure that, prior to development or site alteration, a Heritage Impact Assessment is required to demonstrate how the heritage values, attributes, and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.

4.2.6 Heritage Conservation Districts

ER-3.26 Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be significant for their cultural heritage value will be designated and conserved.

ER-3.27 Heritage Conservation District studies and plans will be conducted in accordance with Council adopted policies and industry Best Management Practices.

ER-3.28 Impacts of site alterations and development, within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with the Official Plan, to the satisfaction of the Town.

4.2.7 Cultural Heritage Landscapes

ER-3.29 Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register and/or designated under either Part IV or Part V of the *Ontario Heritage Act*.

4.2.8 Heritage Views

ER-3.30 The view to a property on the Heritage Register, including cultural heritage landscapes and the Rideau Canal, will be conserved whereas:

- The view is identified as a cultural heritage value or attribute for a property on the Heritage Register; and/or,
- The property is identified as a landmark in the cultural heritage values or attributes of a property on the Heritage Register.

4.3 MEASURABLE ENVIRONMENTAL SUSTAINABILITY (MS)

This sets forth sustainability goals for Smiths Falls through 2034 and establishes measurable standards within the Plan for the achievement of sustainable development practices. The intent is to use those practices to benefit the quality of life, the environment, and related economic opportunities available in Smiths Falls.

4.3.1 Green Building

Green Building is a whole systems approach to the design, construction, location, and operation of buildings and structures that helps to mitigate the environmental, economic, and social impacts of construction, operation, demolition, and renovation. Green Building recognizes the relationship between the natural and built environments and seeks to minimize the use of energy, water, and other natural resources and promote a healthful, productive environment.

Smiths Falls supports the promotion of green building practices in its mission towards a sustainable economy.

Goal MS-1 - Green Building Policy

Support Green Building policies, practices, and technologies to meet multiple objectives, including achievement of energy and water conservation and efficiencies that will assist in greenhouse gas reduction.

Policies - Green Building Policy

- MS-1.1** Demonstrate leadership in the development and implementation of green building policies and practices. Endeavour to incorporate various green building principles into the design and construction for both new and retrofit municipal projects.
- MS-1.2** Foster awareness in Smiths Falls' business and residential communities of the economic and environmental benefits of green building practices. Support incentives which encourage design and construction of environmentally responsible industrial, commercial, institutional and residential buildings that are also operated and maintained to reduce waste, conserve water and meet environmental objectives.
- MS-1.3** Support incentives which encourage the retrofit of existing buildings and intensification projects throughout Smiths Falls which use green building principles in order to mitigate the environmental, economic, social impact of those buildings, to achieve greenhouse gas reductions, and to improve water quality. Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.
- MS-1.4** Document and report on green building new construction and retrofits as a means to show progress towards environmental sustainability.
- MS-1.5** Develop policies and programs that encourage individuals or businesses to complete green retrofits for their properties through incentives such as tax credits, increased densities and bonuses for additional height, financing opportunities, or other means.

Goal MS-2 - Energy Conservation and Renewable Energy Use

Maximize the use of green building practices in new and existing development to maximize energy efficiency and conservation and to maximize the use of renewable energy sources.

- MS-2.1** Encourage maximized use of on-site generation of renewable energy (i.e. solar panels, geothermal, etc.) for all new and existing buildings.
- MS-2.2** Utilize solar orientation (i.e. building placement), landscaping, and design, for new construction to minimize energy consumption.
- MS-2.3** Promote roofing design (i.e. green roofs) and surface treatments that reduce the heat island effect for new and existing development.
- MS-2.4** Develop policies and programs which promote energy efficiency and reduction through construction techniques (i.e. design of building envelopes and systems to maximize energy).

Goal MS-3 - Water Conservation and Quality

Maximize the use of green building practices in new and existing development to minimize use of potable water and to reduce water pollution.

Policies - Water Conservation and Quality

- MS-3.1** Promote water-efficient landscaping for all new commercial, institutional, and industrial development unless for recreation needs and functions.
- MS-3.2** Promote use of green building technology or techniques that can help reduce its consumption of potable water (i.e. promote the use of captured rainwater, graywater, or recycled water as the preferred source of non-potable water needs such as irrigation and certain building functions), consistent with *Building Code* and other regulations.
- MS-3.3** Promote the use of green roofs (i.e. roofs with vegetated cover), landscaping, pervious materials for hardscape, and other stormwater management practices to reduce water pollution.
- MS-3.4** Develop policies and guidelines that promote reduced use of potable water and that reduce water pollution.

MS-3.5 Continue programs to educate the community on water conservation methods (i.e. landscaping, plumbing fixtures) and materials to reduce the use of potable water.

4.3.2 Recycling / Zero Waste

The ultimate goal of zero waste is to contribute to achieving a greener community. To achieve Smiths Falls' waste reduction goal, the Town will maximize diversion from landfills and reduce the amount of waste produced; provide environmental leadership and quality waste management service delivery; and ensure that the Town's waste programs are fiscally sustainable.

Goal MS-4 - Waste Diversion & Reduction

To reduce the amount of waste generated in Smiths Falls by applying the 3R principles being: Reduce, Reuse, Recycle.

Policies - Waste Diversion & Reduction

MS-4.1 Encourage use of reusable products.

MS-4.2 Increase program participation and reduce disposal of recyclable materials through intensive outreach, incentives, or other methods.

MS-4.3 Promote recycling and composting from all residents, businesses, and institutions.

MS-4.4 Develop a construction and demolition recycling program to increase diversion from the building sector.

MS-4.5 Reduce the amount of waste disposed in landfills through waste prevention, reuse, and recycling, and composting.

MS-4.6 Continue programs to educate the community on waste reduction such as "Smitty".

4.3.3 Air Quality

Goal MS-5 - Air Pollutant Emission Reduction

Minimize air pollutant emissions from new and existing development.

Policies - Air Pollutant Emission Reduction

- MS-5.1** Consider the cumulative air quality impacts from proposed developments for proposed land use designation changes and new development consistent with Ministry of Environment and Climate Change (MOECC) requirements.
- MS-5.2** Support studies looking into public and/or shared transportation services and facilities, where and when appropriate, to both encourage energy conservation and reduce air pollution.
- MS-5.3** Promote active transportation (i.e. walking and cycling) to minimize dependence on the automobile to reduce air pollution.
- MS-5.4** Ensure development projects meet the MOECC's requirements for stationary sources of air pollution.
- MS-5.5** Encourage mixed use land development, retail, and other types of service oriented uses within walking distance of neighbourhoods to minimize automobile dependent development.
- MS-5.6** Require completion of air quality modeling for sensitive land uses (schools, elder's facilities, etc.) that are proposed to be located near sources of pollution such as industrial uses. Require new development projects that are categorized as sensitive receptors to incorporate effective mitigation into project designs or be located an adequate distance from sources of toxic air contaminants to avoid significant risks to health and safety.
- MS-5.7** Locate projects generating significant truck traffic to be located in proximity to designated truck routes in order to minimize exposure to sensitive receptors.

Objectionable Odours

- MS-5.8** For new, expanded, or modified facilities that are potential sources of objectionable odours such as landfills, resource recovery facilities, wastewater treatment facilities, etc., the Town requires an analysis of possible odour impacts and the provision of odour minimization and control measures as mitigation.
- MS-5.9** Require new residential development projects and projects categorized as sensitive receptors to be located an adequate distance from facilities that are an existing or

potential source of odour. An adequate separation distance will be determined based upon type, size and operations of the facility.

- MS-5.10** Refer to the Ministry of Environment and Climate Change published Land Use (“D-Series”) Guidelines (“Guidelines”) to provide guidance and direction in assessing land use compatibility when considering development applications that require permission to rezone and/or re-designate land uses.
- MS-5.11** Investigate opportunities to convert the Town’s vehicle fleet to alternative fuels with the co-benefit of reducing local air emissions.
- MS-5.12** Educate the public about air polluting household consumer products and activities that generate air pollution. Increase public awareness about the alternative products and activities that reduce air pollutant emissions.

4.3.4 Minimum Distance Separation Formulae (MDS)

The Minimum Distance Separation (MDS) Formulae is a land use planning tool that determines a recommended separation distance between a livestock barn or manure storage and another land use. The objective of MDS is to prevent land use conflicts and minimize nuisance complaints from odour.

MDS does not account for other nuisances such as noise or dust. MDS is made up of two separate, but related formulae (MDS I and MDS II).

MDS I – provides the minimum distance separation between proposed new development and existing livestock facilities and/or permanent manure storages located in areas where the keeping of livestock is permitted.

MDS II – provides the minimum distance separation between proposed new, enlarged or remodelled livestock facilities and/or permanent manure storages and existing or approved development located in areas where the keeping of livestock is permitted.

Goal MS-6 - Minimum Distance Separation Formulae

To recognize the urban nature of the Town and protect existing agricultural operations in neighbouring municipalities.

Policies - Minimum Distance Separation Formulae

- MS-6.1** All farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.
- MS-6.2** MDS I does not apply to proposed nonagricultural uses in approved settlement area designations. The Town will require compliance with the MDS1 requirements for any proposal to expand the urban settlement area.
- MS-6.3** The Town will treat active cemeteries as Type A Land Use in compliance with the Minimum Distance Separation Implementation Guidelines.
- MS-6.4** Within the urban settlement area, construction of a livestock facility that is replacing a former livestock facility destroyed by a catastrophe is permitted provided that the new livestock facility does not result in increases for values of Factor A, B or D, compared to what existed at the livestock facility prior to the catastrophe.

4.3.5 Energy Conservation

Smiths Falls will continue to conserve energy, reduce energy consumption per capita, and support renewable energy technologies so that, as the Town develops, its total Carbon Footprint will remain the same or be reduced. Smiths Falls' residents and businesses should have access to clean, renewable, affordable, and reliable energy.

Goal MS-7 - Reduce Consumption and Increase Efficiency

Make an effort to reduce residential, commercial and industrial energy consumptions.

Policies - Reduce Consumption and Increase Efficiency

- MS-7.1** Promote job and housing growth in areas that have community amenities within a 20-minute walking distance (i.e. downtown to community hall or 1.6 km).
- MS-7.2** Enhance existing neighbourhoods by adding a mix of uses that facilitate biking or walking through improved access to shopping, employment, community services, and gathering places.
- MS-7.3** Encourage new construction and rehabilitation of existing buildings to fully implement industry best practices, including the use of optimized energy systems, selection of materials and resources, water efficiency, sustainable site selection, passive solar

building design, and planting of trees and other landscape materials to reduce energy consumption.

Goal MS-8 - Renewable Energy

To the greatest degree feasible, increase generation of clean, renewable energy within the Town to meet its own energy consumption needs.

Policies - Renewable Energy

MS-8.1 Promote local innovation, research, development, and deployment of renewable energy and energy efficiency technologies.

MS-8.2 Showcase and apply innovative technologies within Smiths Falls, including developments that achieve maximum energy efficiencies, and renewable energy systems that generate energy equal to or greater than that consumed on site.

MS-8.3 Utilize municipal facilities to showcase the application of outstanding, innovative, and locally developed energy efficiency and renewable energy technologies and practices, to demonstrate the effectiveness of these technologies and to highlight the Town's energy leadership.

4.3.6 Water Supply, Conservation, and Quality

The Town of Smiths Falls in its 2034 Official Plan is committed to providing a fiscally and environmentally sustainable water supply to meet its goals of a healthy habitat, healthy population and healthy economy. To achieve its goals, Smiths Falls will continue to thrive towards fiscally and environmentally sustainable water management. The Mississippi-Rideau Source Protection Plan identifies the entire Town of Smiths Falls as being an area where aquifers are highly vulnerable. In Highly Vulnerable Aquifers (HVA), groundwater is vulnerable to surface contaminants; therefore the Town of Smiths Falls will work with the Source Protection Authority to ensure the proper consideration of the HVA when reviewing development applications.

Goal MS-9 - Responsible Management of Water Supply

Demonstrate environmental leadership through responsible and fiscally environmentally sustainable management of water to restore our environment, enhance our quality of life and provide an adequate water supply to meet the needs of our community now and in the future.

Policies - Responsible Management of Water Supply

- MS-9.1** Protecting the Town's water supply (Rideau Canal) in an environmentally, fiscally, and economically sustainable manner, by working with local and regional agencies, the Conservation Authority, and Parks Canada, to establish policies that promote wise use of the resource.
- MS-9.2** Ensure that development within Smiths Falls is planned and built in a manner consistent with fiscally and environmentally sustainable practices, including low-impact development, water-efficient development and green building techniques.
- MS-9.3** Be a leader in educating the community about source water protection and the need for responsible water management.

Goal MS-10 - Water Conservation

Continuously improve water conservation efforts.

Policies - Water Conservation

- MS-10.1** Demonstrate environmental leadership by encouraging the creation and use of new technologies that reduce potable water demand and/or increase the efficiency of water use.
- MS-10.2** Encourage the retrofit of existing development to improve water conservation.
- MS-10.3** Reduce exfiltration in the water distribution network.

Goal MS-11 - Water Quality

Ensure that all water in Smiths Falls is of the highest quality for its intended use.

Policies - Water Quality

- MS-11.1** Support watershed protection initiatives (i.e. Mississippi-Rideau Source Water Protection) to ensure protection and enhancement of the quality of Smiths Falls' water source.
- MS-11.2** Support new development where the Town and the Risk Management Official have concluded that the potential to negatively impact water quality within designated

vulnerable areas, as per the Mississippi-Rideau Source Protection Plan, has been appropriately addressed and a Risk Management Plan (RMP), if required, is approved.

MS-11.3 Protect water quality through flood protection measures and the use of stormwater water management.

4.4 ENVIRONMENTAL CONSIDERATIONS / HAZARDS (EC) / (HZ)

Smiths Falls includes certain areas subject to varying degrees of naturally occurring and human-made hazards. Development in hazardous areas can result in significant costs to individuals and the community, including major property damage as well as the potential loss of life. Another consideration is the expenses borne by the Town to repair and replace public infrastructure in hazard areas.

Hazards obviously represent a risk to the community. The purpose of the goals and policies in this section is to incorporate safety considerations into the Town's planning and decision-making processes to reduce those risks. The Natural Hazards policies are based on background data and analysis about existing conditions in the Town. The main sources for this information are the Ministry of Natural Resources and Forestry and the Conservation Authority.

4.4.1 Flood Plains

Flood plain means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Goal HZ-1 - Flood Plains

The purpose of these policies is to reduce the potential for public cost or risk of injury, loss of life, property damage, and economic and social disruption, which may result directly or indirectly from development and other activities in flood plains. The policies also recognize the significant role that flood plains play in support of natural drainage systems. The overall intent is to limit development within the flood plain.

Limits of the Flood Plain

- HZ-1.1** The flood plain associated with the rivers and streams means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding during one in a 100-year flood event and are identified as an overlay on Schedule 'A' – Land Use Plan as well as on Schedule 'C' – Natural Heritage Areas and Constraints. High points of land within flooded area are considered part of the flood plain.
- HZ-1.2** The extent of the one in 100-year flood will be determined by consulting flood plain maps prepared by the Rideau Valley Conservation Authority (RVCA), and in conjunction with the Conservation Authority, by considering other information such as land surveys and engineering drawings that may be pertinent. The policies for the Flood Plain overlay are based on the "One Zone" concept.
- HZ-1.3** The policies for flood plains also apply to areas where flood plains exist but are not mapped by the Conservation Authority and are therefore not identified on Schedules A & C. Applicants may be required to undertake the necessary studies to delineate the extent of the flood plain in these instances.

Development Restrictions in the Flood Plain

- HZ-1.4** The zoning of flood plains will reflect the restricted use of these lands as described in these policies. Development in the flood plain is regulated under the *Conservation Authorities Act* and, will require written permission from the Rideau Valley Conservation Authority prior to a building permit from the Town under the *Building Code Act*.
- HZ-1.5** The Town will not permit site alteration, meaning activities such as grading, excavation and the placing of fill that would change the landform and natural vegetative characteristics of a site, or development, meaning the creation of a new lot, a change in land use, or the construction of buildings and structures in the floodplain except for:
1. Facilities which by their nature must locate in the flood plain, such as bridges, flood and/or erosion control structures.
 2. Minor additions and/or renovations to existing structures which do not affect flooding, and which are approved by the RVCA.

3. The replacement of a dwelling that was in existence at the date of effect of this new plan with a new dwelling where:
 - The new dwelling is generally the same gross floor area and footprint as the existing building;
 - The new dwelling, in conjunction with any site alteration does not result in a negative effect on flooding;
 - The new dwelling is flood proofed to the standards of current RVCA flood plain development policies; and
 - The new dwelling and any associated site alteration are approved by the RVCA.
4. Passive non-structural uses which do not affect flood flows.

HZ-1.6 Development is prohibited in the flood plain for:

1. Uses associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is threat to safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding or failure of flood proofing measures or protection works.
2. Essential emergency services such as fire, police, ambulance stations and electrical substations that could be impaired in the case of flooding or failure to flood protection works;
3. Where safe access cannot be provided; and
4. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances and outdoor industrial storage.

4.4.2 Erosion Hazards and Unstable Soils

Erosion hazards mean the loss of land, due to human or natural processes, that pose a threat to life and property. The erosion hazard limit is determined using the one hundred year erosion rate and includes allowances for toe erosion, slope stability, and access during emergencies. The erosion hazard component of river and stream systems is intended to address river and stream bank erosion as well as slope stability issues related to the valleys through which rivers flow.

Unstable soils include certain clay soils, organic and peat soils formed by the decomposition of vegetative and organic materials into humus. This rotting process can create methane gas and results in soils that erode easily and compress so much they may not be able to support structures. It is the intent of these policies to permit development only where the effects of

erosion hazards and unstable soils can be avoided or, in the case of existing development, successfully mitigated.

Goal HZ-2 - Erosion Hazards and Unstable Soils

To reduce the potential for public cost or risk of injury, loss of life, property damage, and economic and social disruption, which may result directly or indirectly from development and other activities in erosion hazards and unstable soils areas.

Policies - Erosion Hazards and Unstable Soils

Identification of Constraints

- HZ-2.1** Areas that are susceptible to erosion hazards and unstable soils have not been mapped, this issue should be considered at the time of development review and site assessment.
- HZ-2.2** Erosion hazards should be considered under existing site conditions, under regulatory flood conditions, as well as whether future site alteration occurring on or adjacent to a site would increase the existing erosion hazards. Protection should be ensured from the 100-year erosion rate (average annual rate of recession extended over a 100 year time span).
- HZ-2.3** The 'Erosion Hazard and Unstable Soils' policies will apply where erosion hazard potential or unstable soils are identified during the development review process.
- HZ-2.4** Land uses that are in conformity with the underlying land use designation may be permitted, subject to satisfying the policies of this Section, except for those uses that are explicitly prohibited.
- HZ-2.5** Existing buildings and structures shall be recognized as permitted uses.
- HZ-2.6** Development is prohibited in Erosion Hazards and Unstable Soils areas for:
1. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day cares, and schools, where there is a threat to safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of failure of protection works or erosion;

2. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of the failure of protection works and/or erosion; and
3. uses associated with the disposal, manufacture, treatment, or storage of hazardous substances and outdoor industrial storage.

Development Review Criteria

HZ-2.7 Prior to permitting new development in areas susceptible to potential erosion hazards or unstable soils, Council will be satisfied that potential hazards associated with erosion or unstable soils can be avoided or acceptably mitigated.

HZ-2.8 For erosion hazards, a geotechnical study, completed by a qualified geotechnical engineer, shall be prepared to the satisfaction of the Town and/or the appropriate agency. For new development, the geotechnical study shall satisfy that the erosion hazards can be avoided. In the case of existing development undergoing expansion or change of use, such a study will determine if and then how the erosion hazard can be mitigated.

HZ-2.9 The geotechnical report shall contain the following information:

1. the delineation of the 100 year erosion limit for the subject property;
2. for new development proposals, a clear indication that the proposed development or site alteration can avoid the erosion hazard limit; and
3. for expansions or change in use to existing development, proposed methods to overcome or mitigate the erosion hazard in a manner consistent with accepted resource management and engineering standards and procedures.

Such a report will be prepared by a qualified geotechnical engineer at the proponent's expense and will be consistent with criteria established in MNRF's "Understanding Natural Hazards", or other applicable Ministry guidelines.

HZ-2.10 For hazards posed by unstable soils, due to the variable and complex nature of organic and peat soils, the proponent will be required to prepare a study to verify the location and extent of the unstable soils and to determine the appropriateness and/or feasibility of placing development within or over top of unstable soils. Measures to overcome or mitigate the hazards associated with unstable soils will be identified in the study. Such a study will be prepared by a qualified individual, at the proponent's expense, and will be consistent with criteria established in the "Natural Hazards

Training Manual” and the “MNR Technical Guide for Hazardous Sites” or other applicable Ministry guideline and to the satisfaction of the Town.

HZ-2.11 The Town may require a study to identify and address any associated impacts that development adjacent to an erosion hazard limit will have on components of the Natural Heritage System.

HZ-2.12 Council may request a peer review at the applicant’s expense of any study prior to development approval to:

1. confirm that the methodology used by the geotechnical engineer to determine the location of the erosion hazard limit is satisfactory;
2. confirm the location of the areas susceptible to erosion hazards;
3. advise as to whether the hazard associated with erosion or unstable soils can be safely avoided or addressed in accordance with established policies, standards and procedures;
4. indicate whether new hazards will be created or existing hazards aggravated as a result of the proposed development or site alteration;
5. confirm that no negative impacts will result from the proposed development or site alteration;
6. confirm that people have a way of safely entering and exiting the subject property during times of flooding, erosion, or other emergencies; and
7. identify conditions to development approval that will ensure that all facilities, works or other matters stipulated in the study will be provided and maintained.

Should such review result in a fee, the applicant will be required to pay such fee at the time the review is completed and prior to development approval.

4.4.3 Contaminated Sites

Contaminated Sites are those lands where the environmental condition of the property has the potential of having been harmed through past activities. Although, such lands represent a potential hazard due to real, or potential, environmental contamination, opportunities for Brownfield Redevelopment may exist. The redevelopment of abandoned or underutilized industrial and commercial sites is consistent with policies encouraging increased intensification in built-up urban areas.

Goal HZ-3 - Contaminated Sites

Protect the community and environment from exposure to hazardous soil, soil vapour, groundwater, and indoor air contamination and hazardous building materials in existing and proposed structures and developments and on public properties, such as parks and trails.

Policies - Contaminated Sites

HZ-3.1 In order to ensure that there will be no adverse effects from any proposed development or redevelopment, environmental site assessments and remediation of contaminated sites are required by this Plan prior to any activity or development occurring on the site that is known or suspected to be contaminated. The Town will require the proponent of development on such sites to determine the nature and extent of contamination and the necessary remediation measures in accordance with the policies below.

HZ-3.2 The Town will require all applications for development in areas known or suspected of former land use activities that may have led to soil contamination to be supported by a Phase I Environmental Site Assessment (ESA).

HZ-3.3 Where a Phase I ESA reveals that a site may be contaminated, a Phase II ESA will be required. A Phase I or II ESA is an assessment of property conducted in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04, or their successors by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants on the site proposed for development.

Prior to a development being approved on a site where information reveals that the site may be or is contaminated, the applicant will provide a Record of Site Condition in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 or their successors. The Record of Site Condition, which details requirements related to site assessment and cleanup, must be acknowledged by the Ministry of the Environment and Climate Change and uploaded to the Brownfields Environmental Site Registry, confirming that the site has been made suitable for the proposed use. The Record of Site Condition and MOECC acknowledgment will be provided to the Town. If a Certificate of Property Use (CPU) is required, it will be required to be registered on title.

HZ-3.4 The Town may consider financial and other incentives to promote the redevelopment and reuse of brownfield properties that are subject to environmental constraints.

4.4.4 Noise, Vibration, Dust, and Odours

Generally, potential noise problems are best addressed through land use planning approaches that separate noise-generating uses from housing and other noise-sensitive land uses.

Noise, vibration, dust, and odour impacts shall be addressed for new sensitive land uses adjacent to existing highways, waste management sites, industries, or other stationary or line sources where noise and vibration may be generated.

The Provincial Policy Statement, 2014 (PPS), issued under the *Planning Act* directs, among other things, that *major facilities* (such as transportation infrastructure and corridors, rail facilities, sewage treatment, industries, energy generation facilities and transmission systems) and *sensitive land uses* (such as residences, day care centres, education and health facilities, amenity areas or outdoor spaces) should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* (as defined in the *Environmental Protection Act*) from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities. The PPS also includes other policies which may need to be considered, for example, the employment land policies, policies protecting infrastructure corridors and protecting transportation systems, and policies related to the wise use and management of resources.

Council may require the proponent to undertake noise and/or vibration, and/or dust, and/or odour studies to assess the impact on existing or proposed sensitive land uses. Such study shall be in accordance with MOECC's "*Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning*, (Publication NPC-300)", dated August 2013. Noise and/or vibration and/or dust and/or odour attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

Goal EC-1 - Community Noise Levels and Land Use Compatibility

Minimize the impact of noise on people through noise reduction and suppression techniques, and through appropriate land use policies.

Noise from Stationary and Transportation Sources

- EC-1.1** The assessment and mitigation of noise impacts from stationary and transportation sources is complex as it involves a broad range of land uses and activities. For this reason, noise levels will be per the MOECC's "*Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning*, (Publication NPC-300)", dated August 2013.
- EC-1.2** Council will require a noise control study for development applications that propose new noise-sensitive uses in proximity to existing sources of stationary and transportation sources, as described in MOECC's Publication NPC-300. If existing noise levels exceed the sound level criteria, then mitigation measures will be required.
- EC-1.3** Council will require a noise control study for development applications that entail construction of new sources of stationary or transportation sources or changes in land use that may introduce new sources of stationary or transportation sources that are in proximity to existing noise-sensitive land uses, as described in MOECC's Publication NPC-300. If projected noise levels exceed the sound level criteria for stationary or transportation sources, then mitigation measures will be required.
- EC-1.4** Council will apply the criteria in MOECC's NPC-300 where the expansion or alteration of an existing stationary source of noise is proposed, or where a change of use of a stationary source is being proposed, which could result in an increase in noise from the new use. Such proposals typically are made in the context of a building permit and require a Certificate of Approval from the MOECC.

Compatibility

- EC-1.5** In reviewing any development application, the Town shall be satisfied that the proposed use will be, or can be made to be compatible with surrounding uses in accordance with the MOECC's Guidelines on Land Use Compatibility (e.g. D-1, D-2, D-4 and D-6 series). Compatibility may be achieved in a variety of ways. It may be a separation distance that is appropriate to the particular uses. It may be buffering features, such as a berm, wall, fence or landscaping, or a combination of these features. It may also consist of an intervening land use that would be compatible with both of the conflicting uses. Where buffering provisions are the means to be

used to ensure compatibility, such provisions will be determined through the implementing Zoning By-law and site plan approval process. Buffering may also be achieved by the natural physical features of the land.

- EC-1.6** The concept of an influence area is recognized as a means to provide mutual protection from encroachment by incompatible uses for either sensitive land uses or existing or proposed operations (e.g. agricultural, industrial, aggregate related, etc.). Recommended separation distances found throughout this Plan serve to address public health and safety concerns, environmental impacts, land use impacts, and any other adverse effects.

Goal EC - 2 - Vibration

Minimize vibration impacts on people, residences, and business operations.

Policies - Vibration

- EC-2.1** Council will require a vibration study completed by a qualified consultant for all proposed residential / institutional type developments within 75 metres from a railway corridor or rail yard. The acoustic consultant should carry out vibration measurements and calculate the resultant internal vibration levels. The study report should include details of the assessment methods, summarize the results, and recommend the required control measures.
- EC-2.2** Where studies are not economically or practically feasible, due for example to the scale of the new development or the absence of an available mechanism to secure a study, reasonable and practical measures should be undertaken to minimize potential vibration impacts, such as increased building setbacks, perimeter foundation treatment (i.e. thicker foundations) and/or other vibration isolation measures.
- EC-2.3** The vibration study should generally follow the document prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, entitled "Guidelines for New Development in Proximity to Railway Operations", dated May 2013. More specifically, reference should be made to section "AC.2.5 // Recommended procedures for the preparation of vibration impact studies for new residential or other sensitive land uses in proximity to railway operations".

Hazardous Materials

Goal EC-3 - Hazardous Materials

Protect the community from the risks inherent in the transport, distribution, use, storage, and disposal of hazardous materials.

Policies - Hazardous Materials

- EC-3.1** Council will require all users and producers of hazardous materials and wastes to clearly identify and inventory the hazardous materials that they store, use or transport in conformance with applicable regulations and guidelines.
- EC-3.2** Council will require all proposals for new or expanded facilities that handle hazardous materials that could impact sensitive uses off-site to include adequate mitigation to reduce identified hazardous materials impacts to less than significant levels.
- EC-3.3** Council will not approve land uses and development that use hazardous materials that could impact existing residences, senior residences, schools, day care facilities, community or recreation centres, emergency services, or other sensitive receptors if accidentally released without the incorporation of adequate mitigation or separation buffers between uses.

4.4.5 Personal Security

Everyone in Smiths Falls should feel safe and be safe in Smiths Falls's public spaces, whether they are enjoying an evening walk, parking outdoors, or cycling along a recreational pathway. The Town uses the principles of Crime Prevention Through Environmental Design in its review of development applications to enhance personal security in the design of spaces that are accessible to the public. Crime Prevention Through Environmental Design is based on the philosophy that the physical environment can be designed and managed to reduce the incidence of crime and fear of crime.

4.4.6 Intake Protection Zone and Wellhead Protection Areas

An Assessment Report, under the *Provincial Clean Water Act, 2006* was approved on August 1, 2014 for the Mississippi Valley and Rideau Valley Source Protection Areas. The Source Protection Plan (SPP) came into effect January 1, 2015. The policies of the SPP are designed

to protect the sources of water for municipal drinking water systems from contamination. These policies are implemented by the Town and relevant approval authorities.

The SPP identified the sources of water for Municipal Drinking Water Systems. Intake Protection Zones (IPZ) identify the areas that supply surface water, and Wellhead Protection Areas identify the areas that supply groundwater, for Municipal Drinking Water Systems. These areas are identified on Schedule “C” to this Plan.

Policies - Intake Protection Zone

EC-3.4 The Intake Protection Zone (IPZ) and associated vulnerability scores are provided on Schedule ‘C’ – Natural Heritage and Constraints around the water treatment plant on Abbott Street North adjacent the river.

EC-3.5 The Mississippi-Rideau Source Protection Plan was approved by the Ministry of Environment and Climate Change and takes effect January 1, 2015. The SPP includes policies to prohibit future land uses or regulate activities that have the potential to contaminate drinking water within the IPZ (different policies may apply in different locations within the IPZ depending on the vulnerability scores).

4.4.7 Source Water Protection

As part of its responsibilities pursuant to Provincial Legislation, the Town will implement the approved Mississippi-Rideau Source Protection Plan.

The Town shall require that proponents obtain a notice from the Risk Management Official prior to submitting an application for development for all land uses that are within the IPZ and WHPA Zones identified on Schedule “C” are designated for the purpose of implementing Section 59 of the *Clean Water Act*.

4.4.8 Aggregates

In order to protect human health and safety, as well as mineral aggregate resources, the Town will require compatibility studies for development along the Town boundary within 300 m of sand and gravel resources and within 500 m of bedrock resources identified by adjacent municipalities.

4.4.9 Wildland Fire Hazards

Certain lands within the Town 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.

Policies – Wildland Fire Hazards

- EC-3.6** Development will generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Potential forest hazard classifications for wildland fire identified as high to extreme risk for wildland fire are illustrated on Schedule 'C'. The information is intended to provide a screening tool for identifying areas at risk for wildland fire. Where updated and/or more detailed assessments are undertaken, Schedule 'C' may be revised without requiring an amendment to this Plan.
- EC-3.7** 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.
- EC-3.8** In the absence of detailed municipal assessments, proponents of development applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for wildland fire are present, measures should be identified as to how the risks will be mitigated. FireSmart planning should be considered, including mitigation programs.
- EC-3.9** Environmentally appropriate mitigation measures will be promoted. Wildland fire mitigation measures which would result in development or site alteration will not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or ecological functions.

4.5 INFRASTRUCTURE (IN)

The construction and maintenance of infrastructure is necessary to support existing and planned land uses to achieve the goals and objectives of this Plan. The Town is committed to providing adequate infrastructure to support the day-to-day needs of its residents and businesses. The Town has recently completed the renewal/replacement of its water treatment and wastewater treatment plants in order to accommodate the continued development of the

Town. Water, wastewater, storm, parks, recreational facilities, pathways, roads, solid waste, recycling and other infrastructure systems will be expanded concurrent with new development, employment and population growth. As most new growth will occur within the already urbanized area of the Town, new infrastructure projects will generally focus on expansions and enhancements to existing infrastructure; supporting intensification of the downtown, identified Targeted Growth Areas, and other employment areas.

Provision of Infrastructure

Goal IN-1 - General Provision of Infrastructure

Provide and maintain adequate water, wastewater, stormwater, water treatment, solid waste and recycling to support the needs of the Town's residents and businesses.

Policies - General Provision of Infrastructure

IN-1.1 Provide and maintain adequate water, wastewater, and stormwater services to areas in and currently receiving these services from the Town.

IN-1.2 New urban development within the Town is to take place on municipal water supply and sanitary sewer services, except for three areas as described below. The servicing policies for these areas are as follows:

1. The existing automobile-oriented Corridor Commercial Designation uses along Lombard Street have traditionally been developed on private services. This practice may continue or alternatively, partial services may be provided in order to allow infilling or the rounding out of the existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. However, no extension of the shopping or big-box centre development shall be permitted into this area unless it is on full municipal services.
2. The small area on Elmsley Street (north) at the Town boundary is developed on private services and would require a sanitary pumping station to be fully serviced, and this is not economically viable because the service area is too small. Private services or, alternatively, partial services may be provided in order to allow for infilling and minor rounding out of the existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

3. The north-eastern part of the Town (Lorne Street East) is not serviced by municipal water and sanitary sewer services. Limited development on the basis of private services may be provided in order to allow for infilling and minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

- IN-1.3** Consistent with fiscal sustainability goals, provide and maintain adequate water, wastewater, and stormwater services to areas in the Town that do not currently receive these services upon funding and construction of the infrastructure necessary to provide them.
- IN-1.4** Generally, the cost of providing municipal services shall be borne by the developer, either directly as a condition of development approval, or through development charges and /or front-ending agreements.
- IN-1.5** Provide sustainable utility services and infrastructure in a cost-efficient manner consistent with the Plan's goals and policies related to Fiscal Sustainability by ensuring logical extensions of existing development.
- IN-1.6** Give priority to the development of infrastructure within identified Targeted Growth Areas to support the amount, type and location of new development.
- IN-1.7** Ensure that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs to avoid the need for future upsizing. Infrastructure and facility planning should discourage over-sizing of infrastructure which could contribute to growth beyond the urban settlement area.
- IN-1.8** Require all new publicly owned utility lines to be underground. Work with electricity and telecommunications providers to relocate existing overhead lines underground.
- IN-1.9** Locate and design utilities to avoid or minimize impacts to environmentally sensitive areas and habitats.
- IN-1.10** Maintain and implement an Infrastructure Master Plan and Storm Drainage Infrastructure Master Plan.
- IN-1.11** The north-eastern part of Town is the last remaining large, undeveloped/underdeveloped area within Town. Prior to any large scale development, the applicant will be required to undertake a conceptual servicing study

of this area, including a stormwater management. The purpose of this study is to identify an overall servicing strategy that will then serve as the basis for the cost-effective provision of municipal services, for ensuring that appropriate infrastructure investment decisions are made from the outset, and for identifying funding sources, including funding programs, and development charges and/or front-ending agreements.

IN-1-12 As part of the development review process, Council may require serviceability studies to determine whether the existing services are adequate and/or what additional servicing capacity the developer may be required to provide as a condition of development approval.

IN-1-13 Ministry of Environment and Climate Change (MOECC) approval is required under the *Ontario Water Resources Act* for large sub-surface sewage systems with a design capacity of greater than 10,000 litres per day. MOECC's Guideline B7 – Reasonable Use also applies in this case and a study should be completed. Where development is serviced by a subsurface sewage system with a design capacity of 10,000 litres per day or less, the MOECC's guideline "Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" applies. These studies are required to assess the cumulative impact of development on the water supply and to protect the quality of groundwater.

Where the total effluent discharged by a sewage system is 10,000 litres per day or less, and the system will be entirely within the bounds of the lot, approvals will be under the *Ontario Building Code Act*.

Where a lot or lots are serviced with individual on-site water and sewage services, site conditions shall be suitable for the long-term provision of such services. This may require a hydrogeological and a groundwater impact assessment, completed by a qualified professional, designed to assess the potential risk to groundwater. Reference shall be made to MOECC, guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment.

Approval of new lots shall include sufficient off-site reserve sewage system capacity for treatment of hauled sewage. Hauled sewage from development can be treated or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

IN-1-14 Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

Telecommunications

Industry Canada is the federal body which has approval authority and jurisdiction over the installation and operation of radio communication systems. The approval of site-specific radio and telecommunication facilities is governed by the Client Procedures Circular (CPC 2-0-03 Issue 3, entitled “Environmental Process, Radiofrequency Fields and Land-Use Consultation”).

The role of Industry Canada is to implement the provisions of the Canadian *Environmental Assessment Act* and ensure that applicants for radio authorization involving significant antenna structures disclose their plans to the Town and that the process operates in a timely fashion. Industry Canada does not require the participation of the Town in this process. The Town does not have the authority to prohibit the establishment of such facilities, if approved by the federal government.

Goal IN-2 - Telecommunications

Support the provision of telecommunication services for households, businesses, institutions, and public agencies throughout the Town to foster fiscal sustainability, an innovative economy, support environmental leadership, meet the needs of quality neighbourhoods and advance other Plan goals.

Policies - Telecommunications

IN-2.1 Applicants for radio communication facilities, such as antenna structures and related facilities are required to consult with the Town regarding the design and location for future antenna sites. Applicants are required to:

1. notify the Town regarding the intent to establish a new radio communication facility;
2. provide the Town with; the requirement for the establishment of such a facility; reasons for the proposed location; and, a review of alternative locations

considered and reasons for their rejection, including associated costs, pattern coverage and safety.

IN-2.2 In the event that the Town supports or opposes a radio communication facility, the Town may provide Industry Canada with a report outlining their reasons for support or objections, within 60 days of receiving official notice of the intent to establish such a structure.

IN-2.3 The Town prefers that applicants and antenna structure owners work cooperatively to allow for the sharing of antenna structures so as to minimize their numbers and impact.

SECTION 5 QUALITY OF LIFE

While all elements of the Smiths Falls 2034 Official Plan are intended to preserve and enhance the quality of life for the Town's residents, employees and visitors, this section provides detailed policy guidance for specific components that relate directly to the daily experience of life in Smiths Falls at the local or neighbourhood level. The policies in this section identify how quality of life will be advanced as the Town promotes economic development in its role as the Heart of the Rideau. The Town wants to take advantage of its geographical location, its history as a regional hub, and its access to the Rideau Canal National Historic Site and UNESCO World Heritage Site to grow a safe, diverse, and thriving community with employment opportunities, well maintained infrastructure, excellent urban level services, and rich and varied cultural and entertainment options. To maintain and enhance this quality of life, these policies shape the Town's urban form, supporting improved walkability and bikability within a more aesthetically pleasing urban environment mindful of its small town feel.

This Quality of Life section has a close relationship with the Thriving Community concepts advanced in Section 2. Its quality of life attracts creative businesses, residents, and visitors that can stimulate Smiths Falls' economy.

The Town promotes clean, safe and attractive neighbourhoods with a variety of housing options; quality education and services; including police, fire, code enforcement, parks, trails, and open space; cultural opportunities; and vibrant businesses to support its residents, employees and visitors.

Smiths Falls offers a variety of quality neighbourhoods and housing options in various districts representative of a specific era. Recreation opportunities are right at hand, from neighbourhood parks to multi-use trails.

Whether a person chooses to live in historical neighbourhoods or along the Rideau Canal with scenic views, open spaces, and natural amenities, or downtown, these Community Design policies support the unique characteristics of each environment. The Plan protects residential areas from incompatible development and promotes a well-functioning and attractive Town, with high quality architecture and landscaping.

The Quality of Life policies promote development of "complete neighbourhoods" throughout the Town that provide for the daily needs of all residents within close walking or biking distance to their homes. These policies promote creation of vibrant, attractive, interesting, and distinctive places within Growth Areas and within established neighbourhoods.

5.1 COMMUNITY CONTEXT AND IDENTITY

Smiths Falls' residents strongly identify with their neighbourhoods. Smiths Falls offers a wide range of housing choices that meet the needs of a diverse community. Smiths Falls' residents support development of arts and cultural activities and are proud of their reputation as the "Heart of the Rideau".

The goals, and policies in this section build upon this sense of identity; support the characteristics and features that define neighbourhoods; promote development of the downtown core; and build upon its programs, facilities, resources, and other amenities that make Smiths Falls a great place to live, work, and play.

5.1.1 Vibrant Neighbourhoods

Goal VN-1 - Vibrant, Attractive, and Complete Neighbourhoods

Develop new, preserve and enhance existing neighbourhoods to be vibrant, attractive and complete.

Policies - Vibrant, Attractive, and Complete Neighbourhoods

- VN-1.1** Maintain existing and develop new community services and gathering spaces that allow for increased social interaction of neighbours, (i.e. parks, libraries, and other gathering spaces).
- VN-1.2** Encourage the development and maintenance of compatible neighbourhood retail and service facilities within walking distance of residences as a means to promote the creation of "complete" neighbourhoods.
- VN-1.3** Use new development within neighbourhoods to enhance the public realm, provide direct and convenient pedestrian access, and visually connect to the surrounding neighbourhoods. As opportunities arise, improve existing development to meet these objectives as well.
- VN-1.4** Include site planning, landscaping, and architectural design features within all new retail development, both small-format and large-format retail uses, to promote expanded pedestrian and bicycle activity on site and greater connectivity for pedestrians and bicyclists between adjacent uses.

- VN-1.5** Cluster parking, make use of shared parking facilities, and minimize the visual impact of surface parking lots to the degree possible to promote pedestrian and bicycle activity and to improve the Town's aesthetic environment.
- VN-1.6** Promote the preservation of historical character-defining elements in neighbourhoods, such as architecture, design elements like setbacks, heights, number of stories, location and type of garage, landscape features, street design, etc.
- VN-1.7** Protect residential neighbourhoods from the introduction of incompatible activities or land uses which may have a negative impact on the residential living environment.
- VN-1.8** Encourage the maintenance of private property within the Town's neighbourhoods. Actively enforce a *Property Maintenance By-law*.
- VN-1.9** Continue to work with community and neighbourhood groups on the development and implementation of policies and initiatives to enhance community identity and to foster pride in the Town's neighbourhoods.
- VN-1.10** Develop and implement policies, Design Guidelines and regulations to promote the preservation of positive character-defining elements within neighbourhoods.

5.2 COMMUNITY DESIGN (CD)

A community's design defines the character of a street, neighbourhood, or its town as a whole. These Community Design Goals, and Policies guide the form of future development in Smiths Falls and help link individual projects to the vision for the surrounding area and Town as a whole.

These Community Design Policies aim to guide future development to create great places, to enhance liveability, to improve the quality of life in Smiths Falls, and to make the Town more attractive to residents, businesses, and visitors. These Policies aim to create a pedestrian-friendly and environmentally-and fiscally-sustainable community. At the same time, these Community Design Policies serve to protect existing neighbourhoods from incompatible development and support growth and intensification in identified areas.

Due to its unique nature, Downtown has a supplemental set of Community Design Policies found in the "Downtown Revitalization and Waterfront Integration Master Plan". Similarly, the Rideau Canal has its own supplemental policies.

5.2.1 General Town Design

Goal CD-1 - Attractive Town

Create a well-designed, unique, and vibrant public realm with appropriate uses and facilities to maximize pedestrian activity; support community interaction; and attract residents, business, and visitors to Smiths Falls.

Policies - Attractive Town

- CD-1.1** Apply architectural and site design standards for all development projects, both public and private, for the enhancement and development of community character.
- CD-1.2** Install and maintain attractive, durable, and fiscally- and environmentally-sustainable urban infrastructure to promote the enjoyment of public spaces. Include attractive landscaping, public art, lighting, gateways, interpretative/way-finding signage, plazas, or other amenities in spaces for public use. When resources are available, seek to enliven the public right-of-way with attractive street furniture, art, landscaping and other amenities.
- CD-1.3** Require developers to provide pedestrian amenities, such as trees, lighting, recycling and refuse containers, seating, awning, art, or other amenities, in pedestrian areas along project frontages as part of Site Plan Control and/or Subdivision approval.
- CD-1.4** Create an attractive street presence with pedestrian-scale building and landscaping elements. Encourage compact, urban design, including use of smaller building footprints and reduced setbacks from the street, to promote pedestrian activity throughout the Town.
- CD-1.5** In pedestrian-oriented areas such as the Downtown, place commercial and mixed-use building frontages at or near the street-facing property line with entrances directly to the public sidewalk, provide high-quality pedestrian facilities that promote pedestrian activity, including adequate sidewalk dimensions for both circulation and outdoor activities related to the adjacent land use, a continuous tree canopy, and other pedestrian amenities. In these areas, strongly discourage parking areas located between the front of buildings and the street to promote a safe and attractive street façade and pedestrian access to buildings.

- CD-1.6** Promote shared parking arrangements between private uses and the provision of commonly accessible commercial or public parking facilities which can serve multiple users in lieu of providing individual off-street parking on a property-by-property basis. Consider in-lieu parking fees or other policy actions to support this goal.
- CD-1.7** To create a more pleasing pedestrian-oriented environment, for new or renovated building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent facades for ground floor commercial spaces that attract customers by revealing active uses and merchandise displays.
- CD-1.8** Within new development or redevelopment projects, include preservation of significant trees, particularly native species. Avoid any adverse effects on the health and longevity of such trees through design measures, construction, and best management practices. When tree preservation is not feasible, include replacements or alternative mitigation measures in the project to maintain and enhance the urban tree cover.
- CD-1.9** When reviewing development adjacent to a shoreline, the development should:
- Incorporate compatible design and landscaping, including appropriate setbacks and plant species.
 - Maximize visual access to the shoreline from the public right-of-way while protecting the natural ecosystem. Consider whether the design could incorporate shoreline access area or a linear park along the shoreline.
 - Consult with the Rideau Valley Conservation Authority (RVCA) and Parks Canada.
- CD-1.10** Apply historic preservation goals and policies to proposals that modify historic resources or include development near historic resources.

Goal CD-2 - Connections

Maintain a network of publically accessible streets and pathways that are safe and convenient for walking and bicycling and minimize automobile use; that encourage social interaction; and that increase pedestrian activity, environmental sustainability, economic growth, and public health.

Policies - Connections

- CD-2.1** Promote development patterns that cause areas to function and provide connectivity as a whole rather than as individual developments.
- CD-2.2** Within new development or redevelopment, create and maintain a pedestrian-friendly environment by connecting the internal components with safe, convenient, accessible, and pleasant pedestrian facilities and by requiring pedestrian connections between building entrances, other site features, and adjacent public streets.
- CD-2.3** Provide direct access from all developments to adjacent parks or open spaces, and encourage residential development to provide common open space contiguous to such areas.
- CD-2.4** Provide pathways and street patterns that provide connectivity to public, recreational, commercial, and institutional areas.

Goal CD-3 - Compatibility

Provide aesthetically pleasing streetscapes and new development that preserves and builds on the unique characteristics of the local area and contributes to a distinctive neighbourhood or community identity.

Policies - Compatibility

- CD-3.1** In existing neighbourhoods, design new development and subdivisions to reflect the character of predominant existing development of the same type in the surrounding area through the regulation of lot size, street frontage, height, building scale, siting/setbacks, and building orientation.
- CD-3.2** For new development in transition areas, use a combination of building setbacks, building orientation, landscaping, and other design techniques to provide a consistent streetscape that buffers lower-intensity areas from higher-intensity areas and that reduces potential shade, shadow, massing, viewshed, or other land use compatibility concerns.
- CD-3.3** For development subject to design review, ensure the design of new or remodelled structures is consistent or complementary with the surrounding neighbourhood fabric

including but not limited to prevalent building scale, building materials, and orientation of structures to the street.

- CD-3.4** Maintain and update design guidelines adopted by Town Council that support this Plan and have due consideration of them in the review of development applications.
- CD-3.5** Review and revise zone provisions in the Comprehensive Zoning By-law to provide appropriate height limitations for various locations within Smiths Falls consistent with the land use objectives of this Plan.
- CD-3.6** Develop urban design standards for each Growth Area.

Goal CD-4 - Community Health, Safety, and Wellness

Create great public places where the built environment creates attractive and vibrant spaces, provides a safe and healthy setting, promotes interaction among community members, and improves quality of life.

Policies - Community Health, Safety, and Wellness

- CD-4.1** Design areas to promote pedestrian and bicycle movements, to facilitate interaction between community members, and to strengthen the sense of community.
- CD-4.2** Promote crime prevention through environmental design (CPTED) that facilitate surveillance of communities. Design sites and buildings to promote visual access to parking and open space areas. Support safe, accessible, and well-used public open spaces by orienting active use areas and building facades towards them.
- CD-4.3** Include design elements during the pre-application consultation and development review process that address security, aesthetics and safety.
- CD-4.4** Design lighting locations and levels to enhance the public realm, promote safety and comfort, and create engaging public spaces. Seek to balance full cut-off lighting and dark skies approach with the goal of providing safe and pleasing well-lit spaces.

5.2.2 Downtown

Goal CD-5 - Downtown Urban Design

Promote and achieve the Downtown's full potential as a diverse, cultural, recreational, civic, living, and employment centre through distinctive and quality design.

Policies - Downtown Urban Design

- CD-5.1** Recognize Downtown as the most vibrant urban area of Smiths Falls and maximize development potential and overall density within the Downtown.
- CD-5.2** Promote Downtown as a focal point for community activity (i.e. festivals, etc.).
- CD-5.3** Design publicly-accessible and welcoming areas by including street furniture (i.e. benches) and landscaping throughout the Downtown.
- CD-5.4** Maintain Downtown design guidelines and policies adopted by Town Council to guide development and ensure a high standard of architectural and site design in its centre.
- CD-5.5** Design the public right-of-way with ample width to be shared by large volumes of vehicles, pedestrians and bicyclists, and plant and maintain street trees to provide a tree canopy for shade to enhance visitor experience.
- CD-5.6** Encourage mixed-use developments.

5.2.3 Intensification within Targeted Growth Areas

Intensification will be encouraged within Targeted Growth Areas as shown on Schedule 'A'-1 through the application of land use designations that permit medium to high density uses. The maximum permitted height on properties within these Targeted Growth Areas is 22 metres (6 stories). Development within Targeted Growth Areas shall demonstrate compatibility and integration with surrounding land uses and contribute to an animated streetscape through the utilization of appropriate height, mixing of uses, massing, architectural design, character, setbacks, siting and landscaping, parking, public spaces and conservation of cultural heritage resources.

Goal CD-6 - Targeted Growth Areas

Create thriving, attractive neighbourhoods that provide complete neighbourhoods for residents, workers, and visitors.

Policies - Targeted Growth Areas

- CD-6.1** Support intensification while ensuring an appropriate transition with lower-density development in surrounding areas and the protection of historically significant built resources.
- CD-6.2** Support a full range of uses to address daily needs of residents, businesses, and visitors in the area. Consider including retail, parks, school, libraries, day care, public gathering space; and other neighbourhood-serving uses.
- CD-6.3** Within Targeted Growth Areas, support 4-6 stories in height. Building heights of 2-3 stories, such as townhouses, should be used when building new residential development immediately adjacent to single detached dwellings that have a Residential Neighbourhood designation (i.e. transition in height).
- CD-6.4** Mixed-Use development will be encouraged within Targeted Growth Areas, where appropriate, provided the land use designation supports such mixed-use development. It is not the intent of this Plan that all lands within Targeted Growth Areas will accommodate a full mix of uses.
- CD-6.5** Medium and high density land uses will be encouraged to locate in Targeted Growth Areas and more specifically in proximity to major roads, major community infrastructure, and other supporting land uses.
- CD-6.6** Construction of low density uses will be discouraged within Targeted Growth Areas.
- CD-6.7** Intensification of existing low density housing to higher density multiple residential buildings will be encouraged in Targeted Growth Areas by the application of minimum densities.
- CD-6.8** Lot consolidation shall be encouraged to provide properties of sufficient size that enable medium and high density development. The Zoning By-law may identify minimum lot sizes in Targeted Growth Areas to ensure an appropriate scale of development is achieved.

- CD-6.9** Council may adopt urban design policies or area-specific urban design policies for Targeted Growth Areas.
- CD-6.10** The Town, in consultation with the Municipal Heritage Committee, encourages adaptive reuse of historically significant built resources, and requires the conservation of cultural heritage resources in all areas of the Town, including Targeted Growth Areas.
- CD-6.11** Consistent with these policies, the Town will plan for, beginning in 2015, a minimum of 25 percent of residential development to occur within identified Targeted Growth Areas. This target will be measured every five years by the Town.

5.2.4 Building Height

Appropriate heights can vary depending on existing context, street typology, planned growth for the area, the presence of nearby historic structures, or other factors.

Goal CD-7 - Building Height

Regulate the height of new development to avoid adverse land use incompatibility while providing opportunities to achieve the Plan's goals for economic development and the provision of housing within identified Growth Areas, meeting intensification goals and reducing urban sprawl.

Policies - Building Height

- CD-7.1** Ensure new development is consistent with specific heights established within the Town's Comprehensive Zoning By-law and applied through the zoning designation for properties throughout the Town. Land use designations on Schedule 'A' - Land Use Plan provide an indication of the typical number of stories expected for new development.
- CD-7.2** Consider the Plan's goals, and objectives which provide guidance for the appropriate regulation of building heights to be implemented through the Zoning By-law.
- CD-7.3** While the height of new development should be regulated to avoid long-term land use incompatibilities, ensure proposed Zoning By-law changes establish adequate maximum building heights to allow full build-out of each Targeted Growth Area.

- CD-7.4** To ensure that buildings do not overshadow or overwhelm adjacent development and to ensure neighbourhood compatibility, the Zoning By-law could include “step down” provisions for portions of new development adjacent to the surrounding residential neighbourhood.
- CD-7.5** Viewsheds will be protected through Council approved Urban Design Guidelines which will guide not only the design of new construction or redevelopment but also the siting, size, and configuration of structures to be constructed. The Zoning By-law and Site Plan Control By-law will be used to protect identified viewsheds.
- CD-7.6** Identified viewsheds of individual historic sites could also be protected through the application of specific criteria to overlay and/or buffer districts as part of the implementing Zoning By-law.

5.2.5 Rideau Canal

The following Section was derived, with the assistance of Parks Canada, from policy direction in the Rideau Canal National Historic Site of Canada Management Plan and the Rideau Canal World Heritage Site Management Plan.

As a result of key directions and outcomes of community consultation and analysis, the Downtown Revitalization and Waterfront Integration Master Plan have established the following vision

“The Town of Smiths Falls Downtown and Waterfront core area is envisioned as the ‘Heart of the Rideau’ that will create a cohesive community identity on the Rideau Canal. It strives to protect and enhance the unique natural environment and extensive cultural heritage; provides a strong framework for social interaction, land and water-based recreation and tourism; and encourages mutually supportive investment in the public realm and private development sites.”

The Official Plan acknowledges that the Rideau Canal is a National Historic Site, a Canadian Heritage River and also a UNESCO World Heritage Site.

The Rideau Canal was designated as a National Historic Site in 1924 in recognition of its construction, survival of a high number of original structures and the unique historical environment of the canal system. In 2000, the Canal was designated a Canadian Heritage River for its outstanding human heritage and recreational values.

In 2007, the Rideau Canal was inscribed on the UNESCO World Heritage List because of its construction technology and role in defending Canada. The Canal is the best preserved slackwater canal in North America and is the only canal from the great North American building era of the early 19th century that remains operational along its original line with most of its structures intact.

Pursuant to these designations, Parks Canada has prepared the Rideau Canal National Historic Site Management Plan and the Rideau Canal World Heritage Site Management Plan. Within the Town limits, there are two other applicable planning documents. The Smiths Falls Lower Reach Basin Parkland Study has been prepared by the Town in consultation with Parks Canada. As well, the Middle Rideau River Sub Watershed Study has been prepared by the Rideau Valley Conservation Authority.

Located within diverse landscapes rich in history, natural character and scenic beauty, the World Heritage Site is the premiere cultural heritage and natural feature in the Town and provides opportunities for heritage education and appreciation, tourism, enjoyment, recreational pursuits and as a place to live and work. Conservation and sustainable use and development of the Canal and adjacent lands will ensure that it will contribute to the conservation of world heritage and to the quality of life for residents and visitors to the Town for generations to come. The policies of this Section shall apply to all development and site alteration adjacent to the Rideau Canal.

Goal CD-8 - Rideau Canal

- a) To protect the natural, cultural and scenic values of the lands along the Rideau Canal.
- b) To recognize the unique status of the Rideau Canal.
- c) To protect the integrity of the Canal and its natural and cultural values and promote development that respects the heritage character of the landscape setting of the Rideau Canal.
- d) To maximize the potential for enhancing and incorporating Algonquin cultural and historical components.
- e) To increase tourist development potential of the Rideau Canal World Heritage Site to the benefit of all stakeholders.

Policies - Rideau Canal

The Town supports the protection of the Rideau Canal and will contribute to the conservation and sustainable development of the lands adjacent to the Rideau Canal through the following policies:

- CD-8.1** The Town shall work with Parks Canada to ensure that any development or site alteration will not alter the size, shape or configuration of the Canal system.
- CD-8.2** Construction of in-water structures such as docks will not be permitted in narrow channels, defined as a waterbody where the distance from shore to shore is 100 metres or less, or an entrance to a lockstation where a hazard to navigation would result, as identified by Parks Canada. Similarly, to protect the natural and scenic value of the canal, minimum water setbacks may be increased for new development along narrow channels.
- CD-8.3** Development and/or site alteration on lands adjacent to the Rideau Canal must demonstrate that significant cultural heritage landscapes and built heritage resources will be conserved. A heritage impact assessment prepared by a qualified professional may be required to demonstrate this, as appropriate.
- CD-8.4** The Town will work with Parks Canada to identify the cultural heritage, natural heritage and scenic features and vistas of the Canal landscape and may protect those values through appropriate land use designation, land division policies, cultural and natural heritage policies, view protection policies, and zoning.
- CD-8.5** The Town will refer to the Rideau Canal Landscape Strategy (RCLS) Landscape Character Assessment Report and its 10 principles for good development, as applicable, for new development along the shoreline of the Rideau Canal. The intent is to protect certain areas, such as lands adjacent to lock stations, narrow channels and scenic shorelines, and important vistas and sightlines from development that could impair the character or understanding of the heritage values of these areas and to capture heritage within new development.
- CD-8.6** Applications for Official Plan amendments, re-zoning, minor variance, severance, or subdivision of land (including plans of condominium) will be circulated to Parks Canada for comment, and will be reviewed in the context of the protection of the natural, cultural and scenic values of the Rideau Canal.

- CD-8.7** No development or site alteration will be allowed in the 30 metre buffer zone adjacent to the Rideau Canal National Historic Site and UNESCO World Heritage Site, other than that prescribed in this Plan. The buffer is to protect the integrity of the Rideau Canal shoreline and corresponds to the 30 metre setback for all development and site alterations adjacent to water bodies.
- CD-8.8** The lands located adjacent the Canal are recognized as a special policy area in recognition of their association with the Rideau Canal. In this area, Council intends to preserve the natural, cultural and scenic character of this area based on the results of the landscape character study of the Rideau Canal which was completed in 2012.
- CD-8.9** For existing lots of record, retain, as a minimum, all natural vegetation 15 metres from the shoreline in its natural state and allow only 25% of the shoreline or 15 metres, whichever is less, to be developed for access to and use of the waterfront. For new lots created in accordance with the policies of this Plan, retain, as a minimum, all natural vegetation 30 metres from the shoreline in its natural state and only allow access to the waterfront by way of a natural path with minimal disturbance to the natural features.
- CD8.10** Require site plan control for all waterfront development along with a plan identifying the location of access to the shoreline, the extent to which shoreline vegetation within 30 metres of the shoreline will remain undisturbed and mitigation measures to be implemented where the shoreline and shoreline vegetation have been previously altered or are disturbed as a result of proposed development. This policy shall be reflected in the Zoning By-law. Applicants are required to consult with the Rideau Valley Conservation Authority and Parks Canada.
- CD8.11** Under the federal *Historic Canals Regulations*, Parks Canada (Rideau Canal Office) oversees all in-water works along the Canal system. An approved in-water permit must be obtained prior to construction, and work must adhere to the Rideau Canal Policies for In-Water and Shoreline Works and Related Activities.

5.3 HOUSING (H)

Goal H-1 - Social Equity and Diversity

Provide housing that minimizes the consumption of natural resources and advance our Town's fiscal, climate change prevention, and environmental goals.

Policies - Housing - Social Equity and Diversity

- H-1.1** Support the provision of housing sites and structures across location, type, price and status as rental or ownership that respond to the needs of all economic and demographic segments of the community including seniors, families, the homeless and individual with special needs.
- H-1.2** Create housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the community.
- H-1.3** Encourage the location of housing designed for senior citizens in neighbourhoods where health and community facilities and services are within a reasonable walking distance.
- H-1.4** Facilitate the development of multi-generational housing in compact form that meets the needs of families living together.
- H-1.5** Foster the production of housing to serve the “starter” housing market by encouraging building typologies that serve the “starter” housing market.
- H-1.6** Comply with laws prohibiting discrimination in housing and that support fair and equal access to housing.

5.3.1 Affordable Housing

Goal H-2 - Affordable Housing

Increase, preserve and improve Smiths Falls’ affordable housing stock.

Policies - Affordable Housing

- H-2.1** Facilitate the production of low to moderate-income housing by maximizing use of appropriate policies and financial resources at different government levels; and various other programs.
- H-2.2** Integrate affordable housing throughout the Town, consistent with the policies of this Plan.

- H-2.3** Allow second residential units in accordance with existing legislation, to take advantage of this potential source of affordable housing and to assist our Town in meeting its needs.
- H-2.4** Support strategies from the Housing and Homelessness Plan - Lanark County, to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement.
- H-2.5** Where a development application, proposing residential uses, is submitted for a site containing two hectares or more of developable lands, a minimum of 30 percent of new residential units shall be planned in forms other than single detached and semi-detached units, such as townhouses and multi-unit residential buildings with the aim of providing housing which is affordable to low and moderate income households as defined in the Provincial Policy Statement (PPS) and described in the Official Plan Background Report.
- H-2.6** Regard shall be given to an adequate mix of rental, co-op and ownership units for a wide variety of household sizes when considering development applications.
- H-2.7** The Town may provide a range of planning and regulatory incentives that encourage affordable housing. Such incentives may include:
1. Fast-tracking development applications that contain an affordable housing component;
 2. Application of for Increased Height and/or Density bonusing;
 3. Collaborating with community partners to foster the provision of affordable housing; and,
 4. Providing financial relief, in the form of waived or deferred Development Charges, for affordable housing projects.

Goal H-3 - Housing - High Quality Housing and Great Places

Create and maintain safe and high quality housing that contributes to the creation of great neighbourhoods and great places.

Policies - High Quality Housing and Great Places

- H-3.1** Require the development or redevelopment of housing that incorporates the highest possible level of amenities, urban design and architectural quality.

H-3.2 Design higher density residential and mixed use development, particularly development located in identified Growth Areas, to:

1. Create and maintain safe and pleasant walking environments to encourage pedestrian activity throughout and in between sites.
2. Allow residents to conduct routine errands close to their residence, especially by walking or biking.
3. Integrate with surrounding uses to become a part of the neighbourhood rather than being an isolated project.
4. Use architectural elements from the surrounding neighbourhood, when appropriate.

Goal H-4 - Housing -- Environmental Sustainability

Provide housing that minimizes the consumption of natural resources and advances the Town's fiscal, climate change, and environmental goals.

Policies – Housing - Environmental Sustainability

H-4.1 Support green building principles in the design and construction of housing and related infrastructure.

H-4.2 Minimize housing's contribution to greenhouse gas emissions, and locate housing consistent with the Plan's goals and policies, to reduce vehicle trips and auto dependency.

H-4.3 Encourage the development of higher residential densities in Growth Areas to provide complete, mixed-use, walkable and bikeable communities to reduce energy use and greenhouse gas emissions.

5.4 PARKS, OPEN SPACE, AND RECREATION (PR)

Parks, Trails, Open Space, and Recreation Goals and Policies recognize the importance of these amenities in creating complete neighbourhoods, providing recreation opportunities for residents, and enhancing the liveability and the social and environmental quality of Town. Parks policies provide a wide range of recreational parkland and facilities throughout Smiths Falls.

Recognizing the function that trails play in the Town's multi-modal transportation system, Trail Network Policies are included in the Land Use and Transportation section of the Plan. Because

of their recreational component, some Policies related to trails are incorporated into this section as well.

Several principles from the Plan relate back to the development of the Parks Policies.

- Parks, trails, open space, and recreation amenities are an integral part of building complete neighbourhoods. Access to parks, trails, open space, and recreation amenities promotes healthful living.
- Parks policies encourage the provision of these facilities and amenities in close proximity to the populations they serve.
- High-quality parks and recreation facilities promote tourism and attract new residents and workers to Smiths Falls, thus promoting an innovative economy.

Goal PR-1 - Provide an Equitable Park System

Create a park system that provides all residents access to parks, trails, open space, sports fields, dog parks, and other amenities.

Policies - Provide an Equitable Park System

PR-1.1 Provide equitable access to parks, trails, open space, sports fields, dog parks, and other amenities to the greatest extent feasible in order to provide a high quality of life for our residents.

PR-1.2 Provide equitable access to an existing or future neighbourhood park, a community park, recreational school grounds, open space lands, and/or major trails within a 500 metre radius of all Smiths Falls' residents or providing safe connections to these facilities.

5.4.1 Community Identity

The Official Plan establishes a vision for Smiths Falls' future, and it details how Smiths Falls may enhance its image as "The Heart of the Rideau". The Town's parks and recreation facilities play a key role in creating a community identity. As such, the Town should capitalize on existing amenities, such as the Rideau Canal and its related assets, and promote and enhance these assets as a means to grow, expand, and enhance its identity.

Goal PR-2 - Community Identity

Improve Smiths Falls' overall image and liveability by providing excellent recreational opportunities, lively public spaces, and quality parks and recreation programs.

Policies - Community Identity

PR-2.1 In the design of parks, public spaces, and other amenities, consider providing features that promote tourism and make Smiths Falls an attractive location for economic development as well as serving the needs of Smiths Falls' residents.

PR-2.2 Promote Smiths Falls' unique location along the Rideau Canal as a regional attraction/destination by incorporating facilities, programs, and events with regional draws and marketing these to a regional audience.

5.4.2 Sustainable Parks and Recreation

Smiths Falls' parks and recreation amenities embrace environmental and fiscal sustainability as guiding principles.

Goal PR- 3 - Sustainable Parks and Recreation

Provide environmentally sustainable programs, facilities, and infrastructure assets, supported by a network of trails and pathways throughout the Town to provide an alternate means of transportation.

Policies - Sustainable Parks and Recreation

PR-3.1 Partner with the community to promote environmental stewardship.

PR-3.2 Develop trails, parks, and recreation facilities in an environmentally sensitive and fiscally sustainable manner that can contribute to the natural heritage system.

PR-3.3 Expand Smiths Falls' trail network and, where feasible, develop interconnected trails with bike lanes to facilitate bicycle commuting and recreational uses.

PR-3.4 Encourage environmentally sustainable connections (such as pedestrian/bike trails, bike lanes and routes, etc.) between community elements like schools, parks, recreation areas, libraries, etc.

5.4.3 Interconnected Parks System

Interconnection of homes, workplaces, stores, restaurants, and recreational amenities plays a significant role in the quality of life of Smiths Falls' residents. The Town supports improvements to its parks and recreation amenities, particularly its trail and bike network, as a means to interconnect the Town for its residents and visitors.

Goal PR- 4 - Interconnected Parks System

Provide an integrated system of parks connected by a full network of trails and pathways that provide opportunities for walking and biking for both recreation and transportation, thus fostering a healthy community.

Policies - Interconnected Parks System

PR-4.1 Condition land development and/or purchase property along identified Trails and Pathway Corridors in order to provide sufficient trail right-of-way and to ensure that new development adjacent to the trail and pathways corridors does not compromise safe trail access nor detract from the scenic and aesthetic qualities of the corridor.

SECTION 6 LAND USE AND TRANSPORTATION

The Land Use and Transportation section meshes together all other sections of the Smiths Falls 2034 Official Plan. Land Use and Transportation Goals, and Policies reinforce the Plan's Vision, as well as the policy sections in this Plan – Thriving Community, Environmental Leadership, Quality of Life, and Implementation. This section provides the fiscally, economically, and environmentally sustainable land use and transportation policies necessary to support these goals established by the previous sections.

Land Use and Transportation policies support: a diverse and innovative economy; sustainable transportation modes; avoidance of hazards, appropriate separation of land uses; vibrant, safe, accessible, and complete streets and neighbourhoods; preservation of the Town's historical resources; and recreational opportunities to increase the quality of life in Smiths Falls.

Land Use Policies in this section guide new and existing development. They also establish a framework for the implementing Zoning By-law.

Historically, commercial and industrial areas were segregated from residential areas, with exception for the Downtown. Land Use Policies in this section promote a gradual shift away from the historic pattern of land use separations and allow for more mixing of uses, particularly residential and commercial uses. This approach supports fiscal and economic goals of the Plan.

Areas of existing detached dwelling uses throughout the Town are still protected by Land Use Policies in this section and other policies throughout the Plan.

Smiths Falls is dedicated to the enhancement of its transportation infrastructure, including rail, trails, roadways, waterways, bicycling, and pedestrian facilities. Policies recognize that trails and the Rideau Canal serve an important role in Smiths Falls providing significant environmental, economic and recreational benefit as well as contributing to its natural heritage system.

The Town is also supportive of commuter rails to Smiths Falls. Policies in this section support a balanced transportation system and encourage a reduction in motor vehicle trips.

The Transportation Policies in this section carefully integrate the Land Use Policies, in part by reducing travel distances with compact, mixed-use development. They enhance infrastructure for walking, bicycling, and create incentives for these modes of transportation. Driving will remain a significant transportation mode in Smiths Falls. These Transportation Policies address

this reality and seek to maximize the efficiency of Smiths Falls' existing street system for personal and commercial vehicular movement while still promoting "complete streets" that provide for pedestrians and bicyclists. The Transportation Network Schedule illustrates this integrated roadway network.

These Land Use and Transportation Policies are intrinsically connected to other sections of the Smiths Falls 2034 Official Plan. Therefore, they must be considered in conjunction with other policies of this Plan.

6.1 LAND USE (LU)

Land Use Policies identify appropriate and inappropriate uses in various areas of the Town. They protect the integrity and historical character of some lands and provide some flexibility for uses in others areas.

This Plan includes five categories of land use designations – Residential, Commercial, Employment, Major Institutional, and Open Space. Many of these designations include a subset of designations that further define the intended planned function of lands included within the designation as well as special policy areas and overlays. The policies related to each land use designation establish the uses that are contemplated in each designation. Together, the designations describe where uses such as housing, employment, stores, services, open space, institutions and recreation are contemplated to be located and where a mix of uses is desired or required.

Identified residential densities, heights, and Floor Area Ratios (FARs) are prescriptive, except when explicit exceptions are noted or when lower densities are required in order to avoid significant aesthetic or other possible impacts. Floor area ratios are used as a measure of the intensity of the site being developed. The ratio is generated by dividing the building area by the parcel area, being sure to use the same units. Stated residential densities are often referenced as "up to" a certain number of dwelling units per hectare. Policies in the Plan may dictate that a density lower than the maximum is appropriate for a site. Similarly, the Plan's policies may dictate a density close to the maximum allowable density is appropriate for a site. Identified ranges for a number of stories are not prescriptive and are intended only as a general reference for understanding typical building scales expected within a given designation.

This Plan contemplates a greater mixing of uses than has been planned historically in Smiths Falls. This is particularly the case for lands within Residential and Commercial designations that have been identified as "Targeted Growth Area". Specifically, categories within Residential and Commercial designations speak to maintaining a primarily residential or commercial

function while defining a mix of supporting uses that provide opportunities for people to live, work, learn, and play in close proximity. In certain areas such as the Downtown Core, supporting uses may be permitted to be developed as a freestanding use on a site, or as ancillary uses which are intended to be secondary uses on a site and required to be located within a mixed-use building or on a mixed-use site. Opportunities for a mixing of uses on sites designated Employment are more limited in order to support the objective of ensuring a long term supply of employment uses and limit other supporting uses to varying degrees, as defined within the individual land use designations.

Together, these Land Use Policies promote the fiscal sustainability of the Town by protecting employment lands and supporting an increase in the jobs to - employed resident ratio. These Land Use Policies foster environmentally sustainable development restricting growth in natural heritage areas, protecting open spaces, and targeting growth in “Targeted Growth Areas” which can support intensification.

6.2.1 Targeted Growth Areas

A key strategy of this Plan is to focus new growth and intensification of land uses in “Targeted Growth Areas”, while preserving the general character and density of other areas of the Town that are predominantly established detached dwelling neighbourhoods. This approach focuses new growth into relatively compact and centralized locations, thereby reducing fiscal and environmental impacts, fostering walkability and preserving the character of Smiths Falls’ established neighbourhoods. Intensification within these areas will be subject to the “Intensification Within Targeted Growth Areas” policies of this Plan.

Goal LU-1 - Targeted Growth Areas

Focus new growth in Targeted Growth Areas to protect the quality of existing neighbourhoods, while establishing new mixed use neighbourhoods with a compact and denser form that is attractive to the Town’s projected demographics i.e., a young and senior population, and that supports walking, provides opportunities to incorporate retail and other services in a mixed-use format.

Policies - Targeted Growth Areas

LU-1.1 Encourage redevelopment, infill, and growth within “Targeted Growth Areas” in order to maximize use of existing or planned infrastructure, minimize the environmental impacts of new development, provide more efficient delivery of municipal services, and foster the development of more vibrant, walkable urban settings.

LU-1.2 Development in these areas will be subject to the underlying land use designation and will conform to the “Intensification Within Targeted Growth Areas” policies of this Plan.

6.3 RESIDENTIAL

The Town will plan for a full range of residential neighbourhoods that meet the needs of the Town’s residents. The Town’s residential neighbourhoods, depending on their era, vary in their planned function, context, and intensity of land use. The residential land use designation of this Plan provide opportunities for a range of housing forms and densities, from lower density neighbourhoods, to medium and high density neighbourhoods that permit apartment units. The residential land use designation is designed to provide for a range of housing forms and densities.

The residential categories allow ancillary uses, with higher residential categories permitting a broader range of ancillary uses. The intent of this structure is that higher density residential projects have the ability to incorporate an appropriate range of non-residential uses, thereby facilitating mixed-use development and increasing densities. The non-residential ancillary uses support the complete community concept by providing local access to day to day goods and services.

The Plan contemplates the conservation of established neighbourhoods with limited change to the existing residential character of such neighbourhoods. Intensification within established neighbourhoods is restricted by policies that are intended to maintain the character and land use intensity of such neighbourhoods.

All residential development will be consistent with the Town’s urban design guidelines and supporting implementation documents, as approved by Council.

6.3.1 Residential Land Use Policies

Goal LU-2 - Residential Land Use

Regulate the urban form, architectural quality and contextual compatibility of new construction and uses within the Town’s varied residential neighbourhoods to promote a residential neighbourhood environment conducive to a high quality of life for residents and visitors.

Policies - General Policies

- LU-2.1** Lands designated Residential are shown on Schedule 'A' - Land Use Plan. Residential land use designations serve a range of function as described in the policies of this section. The Residential land use designations includes areas developed for low, medium, and higher density residential uses.
- LU-2.2** Approval of residential subdivisions in the vacant new Residential areas will be subject to the availability of schools, parks, recreation facilities, infrastructure, and all other services and public works required to service the proposed development to the standards of the Town and authorities having jurisdiction.
- LU-2.3** The Town shall use various tools and processes at its disposal to implement the residential land use policies of this Plan, including but not limited to zoning, site plan control, subdivision approval, condominium approval, development permit systems, determination of complete applications, and property standards.

Home-Based Business

- LU-2.4** Home-based business may be permitted in land use designations that permit residential uses, as set out in the implementing Zoning By-law. Where a class or classes of home-based business are not permitted in the Zoning By-law, a Zoning B-law Amendment shall be required, and shall demonstrate that:
1. The home-based business is compatible with adjacent residential uses with respect to built form, noise, odour, fumes, vibrations, dust, glare, traffic, and parking;
 2. There is no outdoor storage of goods associated with the home-based business;
 3. The home-based business will not generate a significant increase in vehicular traffic;
 4. No exterior alterations are to be made to the dwelling other than those made to enhance the residential use of the structure;
 5. There are no proposed outside storage and display areas, and exterior lighting and signage is restricted to avoid impacting adjacent land uses;
 6. The home occupation fulfills the requirements governing such matters as permitted uses, allowable floor space, parking, and signage as may be provided in the Zoning By-law and the Sign-By-law; and,
 7. No significant delivery or shipment of goods or materials to or from the dwelling is required by the home-based business.

High Quality and Innovative Design

LU-2.5 The Town encourages innovation in the design of residential areas and in the design and construction of residential units, where such innovation will:

1. Incorporate sustainable design;
2. Maintain compatibility with surrounding land uses and complement the existing character of the surrounding neighbourhood;
3. Reduce municipal expenditure;
4. Support Smiths Falls' development as a complete community; and,
5. Protect natural features and their ecological functions.

Intensification

LU-2.6 The intent of this designation is to preserve the existing character of built-up areas and to strictly limit intensification to infill projects which closely conform to the prevailing existing neighbourhood character as defined by density, lot size and shape, massing and neighbourhood form and pattern.

New infill development should improve and/or enhance existing neighbourhood conditions by completing the existing neighbourhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighbourhood and historical character of the area.

New infill development should be integrated into the existing neighbourhood pattern, continuing and, where applicable, extending or completing the existing street network.

The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

Existing development within this designation typically has densities in the range of 23.8 to 50 units per net hectare. However, some areas could be developed with densities as high as 142.8 units per net hectare. Within predominantly low and medium density residential areas, new infill development should be limited to a density of 43 units per net hectare or the prevailing neighbourhood density,

whichever is lower. Infill in these areas shall only be permitted in low to medium profile buildings (i.e. town-house, low rise apartment). For example, on a site bordered by development with a prevailing average density of 32 units per hectare (i.e. semi-detached dwelling), new development should include the number of units that would most closely match this density. An alternative density may be appropriate if it would result in an infill development that matches 50% or more of the existing development along the same block (both sides of the street) from which the new houses take direct access.

Similarly, for infill projects where 50% or more of the development on the same block (both sides of the street) is developed at an averaged density of around 23.8 units per net hectare, it is necessary that: (1) other policies in this Plan are met, (2) applicable design guidelines are met, and (3) development does not exceed 27.6 units per net hectare. Only in cases where new development is completely separated from existing neighbourhoods by an arterial road, railway right-of-way, riparian corridor or other similar barrier, will it be permissible for the new development to establish a unique character as defined by density, lot size and shape.

Residential Density

- LU-2.7** In order to plan for the availability of medium and high density housing sites, and to assist in the achievement of the planned densities for a given area, the Zoning By-law will incorporate performance standards intended to minimize the re-subdivision of sites intended for multiple housing forms to lower density housing and the subsequent under-development of sites.
- LU-2.8** Council recognizes the importance of achieving sufficient minimum levels of density in “Targeted Growth Areas” to economically provide municipal services and contribute toward the achievement of established density targets.
- LU-2.9** Most new residential development is expected to locate in the vacant Residential areas. When evaluating development proposals, Council shall have regard to the following policies:
- a) The full range of dwelling types from low to high density uses are permitted. The maximum density of development shall be:
 - i. Low Density 23.8 units per net hectare

- ii. Medium Density 50 units per net hectare
- iii. High Density 142.8 units per net hectare

Notwithstanding the foregoing, the maximum permitted densities for Low and Medium Density uses may be combined in any development project in order to allow a greater range of housing options that will serve to achieve the housing affordability policies of this Plan, provided that the overall density of the Low and Medium Density uses does not exceed 27.6 units per net hectare.

b) It is the intent of this Plan that future residential development will provide a range of dwelling types in order to meet the housing needs of current and future residents, and to ensure that there is an affordable supply of housing. Historically, new residential development projects have been monitored on the basis of the following housing distribution.

- i. Low Density: 80% of the net Residential land area
- ii. Medium Density: 13.5% of the net Residential land area
- iii. High Density: 6.5% of the net Residential land area

If all new development projects in vacant Residential areas were built to the maximum permitted densities, approximately 45% of all new dwelling units would be multiple residential. It is intended that new residential development will continue to be monitored on the basis of the foregoing distribution, as one of the means by which the affordable housing policies of this Plan are to be achieved. However, this policy does not imply that the foregoing distribution is a mandatory target for individual projects, but rather that it serve as a monitoring device by which the Town can track and direct future development activity.

Medium and High Density residential uses and the permitted non-residential uses should have direct access to Arterial or Collector Roads without having to pass through Low Density residential areas.

LU-2.10 The Plan is intended to guide development in terms of character, scale and intensity of use and built form. In addition, this Plan provides a framework for the Town to plan infrastructure requirements over the long-term, ensure properties develop at appropriate densities for the property size, and foster land use compatibility.

LU-2.11 Development applications proposing to zone lands to a Medium Density or High Density Residential area may be contemplated based on the following:

1. The proposed density is deemed appropriate for the neighbourhood and contributes to an appropriate height and density transition by buffering or being buffered from existing development;
2. The proposal achieves the applicable performance standards set out in this Official Plan and implementing Zoning By-law;
3. Cultural heritage resources are conserved;
4. The proposal demonstrates a high standard of urban design;
5. The proposal identified and implements any required transportation improvements;
6. Medium to high residential uses are located with direct vehicular access to arterial or collector road.
7. Infrastructure capacity is not exceeded.
8. If applicable, safe access, flood protection and geotechnical stability is achieved to the satisfaction of the Town and the Rideau Valley Conservation Authority.
9. The proposal satisfied all other applicable policies of this Official Plan.

Supporting a Range of Housing

LU-2.12 This Plan recognizes that access to a range of housing contributes to the quality of life within a Town. The Town will continue to plan for a range of housing types, including low density, medium density, and high density housing.

LU-2.13 This Plan supports the efforts of senior levels of government, private sector, and not-for-profit agencies to provide housing geared to the needs of economically, socially, mentally and physically disadvantaged persons.

1. Where possible, housing geared to low income households, senior citizens, people with special needs, and community housing should be located within walking distance of schools, libraries, lands designated commercial, parks and recreational facilities and have convenient access to other community infrastructure.

Second Residential Units

LU-2.14 The Town will permit the addition of one self-contained residential dwelling unit (i.e. second unit), within single-detached and semi-detached and row house dwellings in both existing and newly developing residential neighbourhoods.

LU-2.15 The Zoning By-law shall establish appropriate standards for second units such as, but not necessarily limited to, parking, lot size, frontage, floor area, and scale.

LU-2.16 Any regulation concerning second units shall limit the size of the second unit to be clearly secondary to the primary dwelling unit.

LU-2.17 Secondary units will not be counted in the calculation of net residential density.

Garden Suites

LU-2.18 Where the Zoning By-law permits a dwelling, a garden suite may only be permitted subject to a rezoning as a temporary use for a period up to 20 years. A garden suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Affordable Housing

LU-2.19 Where a development application, excluding site plan applications, proposing residential uses is submitted for a site containing two hectares or more of developable lands, a minimum of 30 percent of new residential units will, wherever appropriate, be planned in forms other than single detached and semi-detached units, such as townhouses and multi-unit residential buildings.

LU-2.20 Regard shall be given to an adequate mix of rental and ownership units for a wide variety of household sizes when considering development applications, excluding site plan applications.

LU-2.21 The Town may provide a range of planning and regulatory incentives that encourage affordable housing. Such incentives may include:

1. Fast-tracking development applications that contain an affordable housing component;
2. Application of height and/or density bonusing, as set out in the Height and/or Density Bonusing policies of the Plan;
3. Collaborating with community partners to foster the provision of affordable housing; and,
4. Providing financial incentives, in the form of waived Development Charges, for affordable housing projects.

Group Homes

LU-2.22 It is recognized that group homes provide care for persons with physical, social, mental, or emotional disabilities and shall be permitted in all designations that permit residential uses.

Rooming Houses

LU-2.23 It is recognized that rooming houses are an essential form of housing for low-income people. The building may be a converted dwelling, a converted hotel or other similar building, or be a purpose-built structure. The Zoning By-law may include area-specific provisions to regulate the size and location of this use. The By-law may provide for the location of larger-sized facilities in areas of higher-density and/or major institutional areas, as appropriate.

Shelter Accommodations

LU-2.24 It is recognized that shelter accommodations can offer much needed temporary, emergency and/or transitional housing. The Zoning By-law may include provisions to regulate the size and location of this use.

Bed and Breakfast Establishments

LU-2.25 It is recognized that bed and breakfast establishments complement the Town’s tourism industry by providing short-stay, temporary accommodations for the travelling public.

LU-2.26 Bed and breakfast establishments may be permitted on lands designated Residential.

LU-2.27 Regulations for bed and breakfast establishments may be established in the Zoning By-law and Sign By-law. Regulations shall require sufficient off-street parking to meet the demands of the use.

LU-2.28 Bed and breakfast establishments are encouraged to locate in dwellings where the use does not necessitate the expansion of the dwelling.

Commercial and Complimentary Uses in the Residential Designation

LU-2.29 Lands designated Residential may permit a limited range of commercial uses that cater to pedestrian, bicycle and non-vehicular travel and are intended to support the primary residential uses. Particular regard shall be given to site and building design that give priority to pedestrian and other non-vehicular movements and that provide for adequate and safe vehicular circulation, vehicular parking and site services to be located away from the street, while maintaining a pedestrian-friendly streetscape and human-scale form of development.

LU-2.30 In addition to permitted commercial uses listed above, lands designated Residential may be zoned to permit the following complimentary uses, subject the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the goals, objectives and policies of the Plan:

- 1. Assisted Living Facility;
- 2. Community Uses;
- 3. Day Care Facilities;
- 4. Long-Term Care Homes;
- 5. Supportive housing – domiciliary hostels
- 6. Places of Worship;
- 7. Pre-schools; and,
- 8. Retirement Homes.

6.3.1.1 Specific Policy Area 1 (Lombard Street)

The area located along Lombard Street next to the Canal is designated Specific Policy Area 1. This area is intended to be developed primarily for retail, service and other similar uses which serve and support the Town’s tourism. The intent of the designation is to take advantage of the area’s location both on the Rideau Canal and on one of the main roads passing through Town. To implement this policy, the area shall be zoned in a separate category which permits such retail and personal service uses and which prohibits or restricts such uses as offices to upper storeys.

The area located at 7 and 9 Able Street may be used for the existing aluminum and glass production business, in addition to all of the permitted uses in Specific Policy Area 1.

6.4 COMMERCIAL

The Town will plan for an appropriate amount of commercial land uses to meet the needs of the Town's residents, employees and businesses. A full range of commercial goods and services will be distributed throughout the community, with emphasis on providing day-to-day goods and services in close proximity to where people live and work, while avoiding oversupply of facilities. The Town will plan for pedestrian-supportive commercial development, wherever possible, while also planning for automobile-oriented commercial development in appropriate locations.

Providing convenient access to local goods and services is intended to reduce the length for all modes of travel within our community, in turn reducing impacts on the natural environment while enhancing public health and social interaction. A key component of this involves planning for convenient local neighbourhood shopping, including access to small to mid-size food stores.

Commercial areas will accommodate a range of retail, office and service and commercial uses.

All commercial development will be consistent with the Town's urban design guidelines and supporting implementation documents, as approved by Council.

6.4.1 Commercial Land Use Policies

Goal LU-3 - Commercial Land Use

Establish commercial uses that provide a range of services and maximize revenue to the Town and provide employment for its residents in order to achieve fiscal sustainability.

Policies - General Policies

LU-3.1 Lands designated commercial are shown on Schedule 'A' - Land Use Plan. The commercial designation is further divided into a series of commercial areas. Commercial land use designations serve a range of functions as described in the following policies and includes:

- Downtown Core
- Uptown Mixed-Use
- Neighbourhood Serving Commercial
- Corridor Commercial Designation

LU-3.2 Within the Commercial land use designation, the predominant use of land is commercial and the designation envisions a broad range of uses including retail, office, and service uses. It is not the intent of this Plan to permit all commercial uses in every commercial designation and permitted uses within commercial categories will be further defined in the following sections of this Plan and in the Zoning By-law.

Complimentary and Ancillary Uses

LU-3.3 Complimentary uses may be permitted as freestanding uses on a site provided their function will not conflict or interfere with the satisfactory operation and development of the area for primarily commercial land use categories designations.

LU-3.4 A range of community uses shall generally be permitted as complimentary uses on lands designated Commercial, subject to the policies of this Plan and the provisions of the Zoning By-law. Community uses are places, facilities, amenities and services to support the health, educational, recreational, social and cultural needs of the community.

LU-3.5 Ancillary uses may be permitted as secondary uses within a mixed-use building. Ancillary uses will be defined for individual commercial land use designations.

Residential Uses Within Commercial Designations

LU-3.6 Residential uses will generally be located above the ground floor in a multi-storey, mixed-use building.

LU-3.7 Group Homes will be permitted in commercial areas which permit residential uses, subject to the provisions of the Zoning By-law.

Drive-Through Facilities in Commercial Designations

LU-3.8 Drive-through facilities are normally associated with restaurants, banks, and other similar commercial uses. Provisions to permit and/or regulate drive-through facilities will be included in the Town's implementing Zoning By-law. Where permitted by way of the Zoning By-law, drive-through facilities shall be subject to approval of site plan application. In the review of such applications, particular attention shall be given to sites which abut residential uses, with an objective of mitigating impacts on residential uses. Within the Downtown Core, drive-through facilities should not impede on the pedestrian flow.

Existing Uses

LU-3.9 Existing commercial and industrial uses are permitted to continue and may be altered, expanded, or replaced by new uses. In such circumstances, careful attention shall be paid to minimizing potential adverse impacts on the adjacent residential uses through the development approval process.

6.4.2 Downtown Core

It is the intent of this Plan to strengthen the Downtown Core and encourage its development as a vital component of the Town's commercial structure. The area is planned to serve as a government, community uses and cultural centre for the Town, supported by regional-serving retail, office, entertainment, recreation and tourism activities together with residential uses. In addition to serving as the Town's focal point, the area will also serve a local retail, service and administrative function for the surrounding neighbourhoods.

The Downtown Core will be planned to provide a vibrant and human-scaled environment, with a range of uses providing support for active transportation. Architectural integrity, heritage conservation and opportunities to improve access to open space will be key considerations in planning for the growth of a vital Downtown Core.

This designation includes office, retail, service, residential, and entertainment uses in the Downtown. Redevelopment should be at higher intensities, unless incompatible with other policies of the Plan (i.e. historic preservation) indicates otherwise. Where single detached dwelling homes are adjacent to the perimeter of the area designated as Downtown, new development should serve as a transition to lower-intensity use while still achieving appropriate urban densities. All development within this designation should enhance the "complete community" in downtown, and support pedestrian and bicycle circulation.

Residential projects within the Downtown designation should generally incorporate ground floor commercial uses. This designation does not have a minimum residential density range in order to facilitate mixed-use projects that may include small amounts of residential in combination with non-residential use(s).

Policies for the Downtown speak to the urban, pedestrian-oriented nature of this area. As such, uses that serve the automobile should be carefully controlled in accordance with the Downtown Land Use Policies.

Goal LU-4 - Downtown Core

Strengthen Downtown as a regional job, entertainment, and cultural destination for Smiths Falls.

Policies - Downtown Core

- LU-4.1** Lands within the Downtown Core shall be designated as such on Schedule 'A' – Land Use Plan.
- LU-4.2** Density: Up to 60; FAR Up to 3.0 (height 2 to 6 stories). Mixed-use projects should be developed with a FAR range of up to 3.0.
- LU-4.3** Lands designated Downtown Core shall be zoned to permit a broad range of commercial, employment, entertainment, accommodation, community uses, and residential uses such as:
- Retail uses;
 - Commercial services;
 - Personal service uses;
 - Office uses
 - Medical clinics;
 - Banks and financial services;
 - Restaurants;
 - Entertainment uses;
 - Residential uses, provided the residential uses are located above the ground floor in a multi-storey, mixed-use building;
 - Hotel;
 - Community uses;
 - Child care centres;
 - Arts, cultural, recreational uses;
 - Academic uses;
 - Places of worship;
 - Commercial school;
 - Parking facilities;
 - Funeral Homes;
 - Bed and breakfast establishments; and,
 - Other similar uses consistent with the goal and policies of this designation.

- LU-4.4** Provide flexibility in mixing uses throughout the Downtown Area. Support employment, entertainment, cultural, community, and residential uses in compact, intensive forms to maximize social interactions; to serve as a focal point for residents, businesses, and visitors; and to further the Vision of the Smiths Falls Official Plan.
- LU-4.5** Support Downtown as an employment centre in the region, especially for financial institutions, insurance companies, government offices, professional services.
- LU-4.6** Support development of retail and service establishments in Downtown, and support regional and local-serving businesses.
- LU-4.7** Support the development of the Downtown as an arts, cultural, and entertainment centre for Smiths Falls and the region. Promote special events, parades, celebrations, festivals, etc.
- LU-4.8** Balance the need for parking to support a thriving Downtown with the need to minimize the impacts of parking upon a vibrant pedestrian and urban environment.
- LU-4.9** Provide for the needs of bicyclists and pedestrians, including adequate bicycle parking areas and design measures to promote bicyclist and pedestrian safety.
- LU-4.10** Restrict uses that serve occupants of vehicles (such as drive-through windows) and discourage uses that serve vehicle (such as car washes and service stations), except where they do not disrupt pedestrian flow, are not concentrated, do not break up the building mass of the streetscape.

6.4.3 Uptown Mixed-Use

Lands designated Uptown Mixed-Use are located in the general vicinity of the Smiths Falls' Station Theatre and along Cornelia Street W. entryway which are envisioned as transition areas into future mixed-use neighbourhoods. To support the continued vitality of the Downtown as a community focal point, this Plan contemplates that lands designated Uptown Mixed-Use will accommodate and encourage mixed-use development that includes commercial, employment and residential uses in a broad range of forms.

Lands within the Uptown Mixed-Use designation will be planned to accommodate medium to high density mixed-use areas that include residential and commercial uses in freestanding or mixed-use buildings. Such areas are intended to complement the planned function of the

Downtown Core by limiting commercial uses to those that will complement the Downtown Core. The area will be well-connected to the Downtown Core.

This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity as the primary use and residential activity allowed in a secondary role. New development of a property within this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for the property with a typically appropriate overall FAR of up to 3.0, allowing for medium intensity development. Low impact industrial uses are also appropriate if they are compatible and do not pose a hazard to nearby uses.

Goal LU-5 - Uptown Mixed-Use Designation

To provide opportunities for residential and commercial uses within a transition area by promoting a mix of uses.

Policies - Uptown Mixed-Use Designation

- LU-5.1** Lands within the Uptown Mixed-Use Designation shall be shown on Schedule 'A' – Land Use Plan.
- LU-5.2** Density: Up to 50; FAR 0.5 to 3.0 (1 to 6 stories)
- LU-5.3** Lands designated Uptown Mixed-Use Designation shall be zoned to permit a broad range of commercial, employment, entertainment, accommodation, community, and residential uses.

6.4.4 Neighbourhood Serving Commercial

Lands designated Neighbourhood Serving Commercial are commercial areas that provide a focal point or destination to meet the day-to-day commercial needs of the adjacent neighbourhood(s) or business area(s). As neighbourhood destinations, areas designated Neighbourhood Serving Commercial will be planned to accommodate safe and convenient pedestrian and cycle travel to, from and within the site, and connecting it to the surrounding local neighbourhood. The areas are intended to create opportunities for residents to obtain commercial goods and services within a reasonable walking and cycling distance to reduce the needs for automobile trips and reduce travel distances.

This designation supports a very broad range of commercial activity, including commercial uses that serve the neighbouring areas, such as neighbourhood retail and services and commercial/professional office development. Neighbouring Serving Commercial uses typically have strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking.

Goal LU-6 - Neighbourhood Serving Commercial

Locate viable neighbourhood-serving commercial uses throughout the Town in order to stimulate economic development, create complete neighbourhoods, and minimize vehicle travel.

Policies - Neighbourhood Serving Commercial

LU-6.1 Neighbouring Serving Commercial areas are shown on Schedule 'A' – Land Use Plan.

LU-6.2 Density: FAR Up to 2 (height 1 to 4 stories)

LU-6.3 The Neighbourhood Serving Commercial designation shall be zoned to permit a range of small to mid-size commercial uses and may include the following primary uses:

- Retail uses, not exceeding an individual unit size of 1,000 square metres;
- Commercial services;
- Personal service uses;
- Offices;
- Medical clinics;
- Banks and financial services; and,
- Restaurants.

LU-6.4 Lands designated Neighbourhood Commercial may permit the following complimentary uses, provided they do not restrict the development of primary uses and are not obnoxious by reason of noise, vibration, odour, smoke, and may include:

- Community uses;
- Child care centre;
- Automobile gas station;
- Commercial recreation;

- Commercial school; and,
- Arts, cultural, recreational uses.

- LU-6.5** In order to create complete communities, promote new commercial uses and revitalize existing commercial areas in locations that provide safe and convenient access to a full range of goods and services.
- LU-6.6** To facilitate pedestrian access to a variety of commercial establishments and services that meet the daily needs of residents and employees, locate neighbourhood-serving commercial uses throughout the Town, including Targeted Growth Areas and areas where there is existing or future demand for such uses.
- LU-6.7** Encourage new and intensification of existing commercial development, including stand-alone, vertical mixed-use, or integrated horizontal mixed-use projects, consistent with the Land Use Plan and Transportation Network.
- LU-6.8** Require new commercial development to facilitate pedestrian and bicycle access through techniques such as minimizing building separation from public sidewalks; providing safe, accessible, convenient, and pleasant pedestrian connections; and include secure and convenient bike storage.
- LU-6.9** Require pedestrian and vehicular connections between adjacent commercial properties with reciprocal-access easements to encourage safe, convenient and direct pedestrian access and “one-stop” shopping. Encourage and facilitate shared parking arrangements through parking easements and cross-access between commercial properties to minimize parking areas and curb-cuts.
- LU-6.10** Encourage and facilitate the upgrading, beautifying, and revitalization of existing strip commercial areas and shopping centres. Minimize the visual impact of large parking lots by locating them away from public streets.
- LU-6.11** Encourage retail, restaurant, and other active uses as ground-floor occupants in Targeted Growth Areas and other locations with high concentration of development.
- LU-6.12** Encourage outdoor cafes and other outdoor uses in appropriate commercial areas to create a vibrant public realm, and maximize pedestrian activity.
- LU-6.13** Do not locate adult entertainment (i.e. adult entertainment and stores) within close proximity of residential uses, schools, or one another.

6.4.4.1 Specific Policy Area 2 (Elmsley and Thurber Streets)

The land at the corner of Elmsley and Thurber Streets is the former Smiths Falls and District Hospital South Unit, which is now closed. The purpose of this designation is to permit the re-development of the land on the property. Given its former use as a major institution and its location on the boundary of the Downtown Core area, a range of potential re-development opportunities have been identified that would also be compatible with the adjacent residential community. The following policies apply to the re-development of the land.

1. A mix of Residential and Downtown Core uses are permitted on the site. The permitted residential development includes the low, medium, and high density residential uses. The permitted non-residential development includes those uses in the Neighbourhood Commercial designation which are considered to be compatible with the surrounding residential community and reflective of the intensity of the former institutional use.
2. In addition to the Urban Design Guidelines contained in this Plan, the following site-specific requirements shall apply:
 - a. all building façades which face a street are to be considered the front of the building in terms of design and construction materials;
 - b. all new buildings or additions to existing buildings shall use building materials that are consistent and compatible with the existing building(s) on the site or with existing buildings in the vicinity;
 - c. vehicle access to the property is to be from Elmsley and/or Thurber Streets, except in the case of single detached, semi-detached or street townhouse uses; and,
 - d. parking, loading and garbage disposal areas are to be screened from adjacent streets.
3. Notwithstanding the Site Plan Control policies of this Plan, all of the permitted uses shall be subject to site plan control.

6.4.5 Corridor Commercial Designation

The Corridor Commercial Designation is intended to primarily accommodate automobile-oriented commercial uses, directing such uses predominantly along Arterial and Collector Roads. Commercial uses generally include:

1. commercial uses which do not normally cater to pedestrian shopping trade, but rather, to persons coming by vehicle specifically to the premises to do business;
2. uses which require the transportation exposure and vehicular accessibility afforded by Arterial Roads given their retailing of large or bulky goods;

3. a restricted range of commercial uses whose size requirements are such that they are not generally compatible, nor economically viable, in the Downtown Core or other categories within the commercial land use structure; and,
4. commercial uses which rely on business from the travelling public.

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. Larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

While this designation potentially accommodates a wide variety of uses and building forms, more specific guidance should be provided in the implementing Zoning By-law in order to establish use and form standards.

Goal LU-7 - Corridor Commercial Designation

Establish commercial uses that maximize revenues to the Town and provide commercial opportunities that are best suited along major roadways.

Policies - Corridor Commercial Designation

LU-7.1 Corridor Commercial areas are shown on Schedule 'A' – Land Use Plan.

LU-7.2 Density: FAR Up to 3.0 (1 to 6 stories)

LU-7.3 The Corridor Commercial designation shall be zoned to permit automobile-oriented commercial uses and may include the following primary uses:

- Retail uses, limited to automotive/vehicle related products and services, large or bulky goods such as furniture and domestic appliances, home entertainment goods, home improvement materials, hardware, nursery or garden supply products, office equipment; and the limited sales of goods in association with a wholesale use.
- Wholesale uses;
- Offices;
- Medical clinics;
- Accommodation uses;

- Restaurants;
- Entertainment uses;
- Commercial recreation; and,
- Banquet halls.

6.5 EMPLOYMENT

The Town will plan for employment areas that provide a range of employment opportunities to meet the needs of the Town's employees, businesses and residents. Complimentary uses, where permitted, are anticipated to directly support the primary employment use on the lands and adjacent area. Ancillary uses, where permitted, are intended to permit uses that directly support the primary employment use on the lands and adjacent area.

All employment development will be consistent with the Town's urban design guidelines and supporting implementation documents, as approved by Council.

6.5.1 Industrial Designation

This designation is intended for a wide variety of industrial uses. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation. Industrial designated properties may also contain service establishments that serve employees and businesses located in the immediate area.

Goal LU-8 - Industrial Designation

Preserve and protect industrial uses to sustain and develop the Town's economy and fiscal sustainability.

Policies - Industrial Designation

LU-8.1 Employment areas as shown on Schedule 'A' – Land Use Plan.

LU-8.2 Conversion of employment areas to non-employment uses, and removal of lands designated Employment will only be considered through a municipal comprehensive review consistent with the Provincial Policy Statement definition of a comprehensive review, and only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

LU-8.3 Density: FAR Up to 1.5 (1 to 3 stories).

- LU-8.4** Prohibit the encroachment of incompatible uses into industrial lands, and prohibit non-industrial uses which would result in the imposition of additional operational restrictions and/or mitigation requirements on industrial users due to land use incompatibility issues.
- LU-8.5** When new uses are proposed in proximity to existing industrial uses, incorporate measures within the new use to minimize negative impacts on existing nearby land uses and to promote the health and safety of individuals at the new development site.
- LU-8.6** Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas with new industrial uses, particularly in locations which have existing infrastructure and services.
- LU-8.7** Encourage supportive and compatible commercial and office uses in industrial areas designated for those uses. Furthermore, only limited auxiliary and incidental commercial uses, such as small eating establishments, may be permitted when such uses are at a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area.
- LU-8.8** Reserve industrial areas for compatible support uses, while recognizing that industrial uses come in a variety of types and forms. Allow non-industrial uses which are only incidental to and totally compatible with industrial uses in the industrial area. Consider allowing supportive, non-industrial activities, such as retail sales of materials manufactured or stored on site.

Land Use Compatibility

- LU-8.9** Regard shall be made to matters of land use compatibility for development within employment areas. Decision making shall have regard to compatibility between mixed land uses, potential impacts related to intensification, and measures to mitigate impacts to the extent possible. In accessing compatibility, the Town shall consider the detrimental impacts of employment growth on neighbouring uses. These impacts may include, but are not limited to: dust, fumes; hazards; lighting; noise; odour; refuse or waste; shadowing; signs; traffic; unsightly appearance; unsightly storage or display; and vibration.
- LU-8.10** In addition to any mitigation measures required under Provincial legislation to control fugitive emissions from certain facilities, it is a policy of this Plan to adequately buffer

incompatible employment areas from sensitive land uses. Site designs shall ensure adequate buffering between incompatible land uses, and may use techniques such as building placement, massing, yard setbacks, landscaping, berming, fencing or screening to achieve such buffering.

- LU-8.11** Refer to the Ministry of Environment published Land Use (“D-Series”) Guidelines (“Guidelines”) to provide guidance and direction in assessing land use compatibility when considering development applications that require permission to rezone and/or re-designate land uses.

Goal LU-9 - Attract New Industrial Uses

Attract new industrial uses to expand the Town’s economy and achievement of fiscal sustainability, stimulate employment, and further environmental goals.

Policies - Attract New Industrial Uses

- LU-9.1** Encourage industrial suppliers/service business retention and expansion in appropriate areas of the Town.
- LU-9.2** Seek out industrial uses that are environmentally sustainable or create environmentally beneficial products in order to maintain a healthful environment and preserve natural resources.
- LU-9.3** Encourage the use of industrially-planned land to provide locations for various forms of recycling services, for the support facilities required by these services, and for companies that manufacture new products out of recycled materials to support the Town’s Waste Management Program.

6.6 INSTITUTIONAL

The Town will plan for an appropriate amount of institutional land uses to meet the needs of the Town’s residents, employees and businesses. A full range of institutional uses will be distributed throughout the community, with emphasis on providing day-to-day services in close proximity to where people live and work, while avoiding oversupply of facilities.

All institutional development will be consistent with the Town’s urban design guidelines and supporting implementation documents, as approved by Council.

Community Uses may be permitted within the Residential, Commercial, and Institutional land use designations. Community Uses includes: schools, libraries, fire stations, water treatment facilities, and government offices. This category can also include lands used by private schools, daycare centres, and private community gathering facilities; including those for religious assembly.

6.6.1 Major Institutional

The Major Institutional designation is designed to provide a wide range of institutional uses within the Town. The Major Institutional designation is intended to encompass individual buildings or groups of buildings related to health care, recreation, social service, education, justice uses, all of which serve to strengthen the community.

Major Institutional uses are expected to be distributed throughout the Town. It is anticipated that new higher-order major institutional uses will be located in Targeted Growth Areas.

Goal LU10 - Major Institutional

To provide a wide range of well-designed major institutional uses distributed throughout the Town.

Policies - Major Institutional

LU-10.1 Lands designated Major Institutional are shown on Schedule 'A' – Land Use Plan.

LU-10.2 The Major Institutional designation is a designation in which the predominant use of land is large-scale, institutional uses. Lands designated Major Institutional may be zoned to permit a broad range of institutional uses, including:

- Major health care and government uses;
- Social service, cultural, community, recreational uses;
- High school (secondary schools);
- Other similar uses consistent with the goals, objectives, and policies of this Plan.

LU-10.3 In addition to the permitted uses above, lands designated Major Institutional may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the goals, objectives, and policies of this Plan:

- Administrative offices that directly serve the major institutional uses;
- Limited retail commercial and service uses that directly serve the major institutional use, provided that the use is located on the same property as the major institutional use;
- Parking facilities;
- Residential uses, where they are intended to provide accommodation for persons associated with the major institutional uses, provided that the use is located on the same property as the major institutional use; and,
- Community uses.

6.7 OPEN SPACE, PARKLANDS, AND HABITAT AREAS

This Plan encourages a high-quality urban environment of which Open Spaces land uses are an important component. The Open Space designation is intended to protect the ecologically significant natural features and to provide a comprehensive and connected open space system that balances the needs of the community in terms of recreation/leisure, culture, transportation, infrastructure, and environmental management.

The Town's open space will be conveniently accessible from the Town's neighbourhoods, and will be planned and designed to serve the needs of a diverse number of user groups (age and ability). Open spaces will often be multi-purpose spaces, and may accommodate four-season activities. To ensure that residents have an appropriate level of park-based recreational and leisure opportunities, the Town will strive to acquire land for park and trail purposes consistent with the Smiths Falls' Parklands Master Plan (to be developed). It is recognized that some Open Space lands, such as stormwater management facilities, hydro corridors, conservation areas, environmental reserves, natural features, buffers associated with natural features, cemeteries, current or past landfills and golf course are not managed as parkland and may not be owned by the Town. These lands are identified as Open Space as they provide important connections and green space which contribute to the connectivity of the comprehensive open space system.

Natural heritage features throughout the Town are valued for their contribution to the Town's character and high quality of life, their ecological functions, as well as the scientific and recreational role these areas provide.

6.7.1 Open Space Designation

Goal LU-11 - Open Space Designation

To protect Open Space, Parkland, and habitat areas for their social and ecological functions as well as their role in providing complete neighbourhoods and active transportation opportunities.

Policies - Open Space Designation

- LU-11.1** Open Space areas are shown on Schedule 'A' – Land Use Plan. However, policies related to trails and open space network are included in the Transportation section of this Plan and shown on Schedule 'B' – Transportation Network.
- LU-11.2** Within the Open Space land use designation, the predominant use of land is open space and the designation envisions a broad range of uses including municipal parks and other green areas, active and passive recreation uses, municipal facilities, community gardens, campgrounds, elements of the natural system, cemeteries, and golf courses.
- LU-11.3** Where privately owned open space lands are proposed to change land use or to be sold, consideration may be given by Council to acquire or protect the area through such means as acquisition, agreement, negotiation, regulation within the Zoning By-law, or conveyance.
- LU-11.4** In order to balance the need for environmental sustainability with other demands, the Town will continue to identify open space areas for active and passive uses as well as for protecting elements of the natural heritage system which will be planned to accommodate little or no human use.
- LU-11.5** When considering the location of parks and trails, the Town shall examine the potential for integration of natural features, hedgerows, hazardous lands and sites, where appropriate. Planning for park activity will incorporate consideration of environmental sensitivities.

Parks and Other Green Areas

- LU-11.6** Parks and Other Green Spaces are generally permitted within the Residential designation as well as Open Space areas. These may include municipal parkland and trails as well as other open space such as hydro corridors, stormwater management facilities, conservation areas, environmental reserves, natural features and buffers associated with natural features. Although some of these areas may be privately owned and are not intended to be maintained or managed as parkland, they serve an important role in contributing to the connectivity and comprehensive nature

of the open space system. These areas should be located in easily accessible walkable areas and close to community trails.

LU-11.7 The Town will plan, design, operate and maintain a wide range of municipal parkland intended for, and accessible to, a range of users, giving consideration to:

- Four season use;
- Street Frontage;
- Active and passive use; and,
- Partnerships with institutional uses to facilitate joint usage of park spaces.

LU-11.8 Municipal parkland in the Town of Smiths Falls will be developed to include:

- Community parks (minimum size 4 ha): Community parks are located, planned and designed with a municipal-wide perspective to serve a large population. The location of community parks may be based on natural resources rather than proximity to population.
- Local parks (0.5 – 2.0 ha): Local parks are neighbourhood-oriented parks. Basis facilities could include informal active play fields, skating rinks, play facilities, seating, trails and landscaping.

LU-11.9 The municipal parkland classification, as further detailed in the Parkland Master Plan (to be developed), shall form the basis of municipal parkland acquisition. Municipal parkland shall be acquired in accordance with the *Planning Act*.

LU-11.10 Parkland blocks will have a trail connection to promote connectivity via on-street or off-street trails connecting blocks, open spaces and other points of interest.

LU-11.11 Wherever possible municipal parkland should be developed adjacent to institutional areas in co-operation with the appropriate agencies.

LU-11.12 The Town will anticipate a greater intensity of use for existing municipal parkland adjacent to Targeted Growth Areas and some potential shift from children and youth activities toward adult-oriented recreation and leisure in certain areas of the Town as the Town's population ages.

LU-11.13 Council will promote the continuance and development of the Lower Reach Park. In developing this Park, Council will ensure that the overall design and use is integrated into the overall development plan for the adjacent federally-owned Open Space

lands. Such uses as pedestrian and bicycle paths will be integrated into Parks Canada's lands to establish a walking tour which incorporates all of the publicly-owned lands along the Canal.

LU-11.14 The primary use of hydro corridors is for the provision of electricity services. However, the extent and linear shape of these provides excellent trail connections between areas and can contribute to the overall connectivity of the open space system.

LU-11.15 Stormwater management ponds provide an important function for the Town by capturing and retaining stormwater runoff to aid in the management of water quality and quantity. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural wetland. However, stormwater management facilities shall not be accepted as parkland under the parkland dedication provisions of the *Planning Act*.

6.7.2 Wetlands

The Wetland designation has been placed on Provincially Significant Wetlands as classified by the Ministry of Natural Resources and Forestry.

6.8 EASTERN DISTRICT (ED)

The Specific Policy Area 3- Gallipeau Centre designation is placed on the former Rideau Regional Centre (RRC), known as "Gallipeau Centre", as shown on Schedule 'A' – Land Use Plan of this Plan.

Since its closure, there have been a number of studies undertaken to identify potential new use(s) for the site and whether the existing buildings and facilities are suited to the potential new use(s). The property itself is under-utilized in terms of an urban land use, as distinct from the campus setting of the former RRC use.

6.8.1 Specific Policy Area 3– Gallipeau Centre and Gallipeau Centre-Mixed Use Designations

Goal ED-1- Specific Policy Area 3- Gallipeau Centre

To allow the re-development of the property and to integrate the property into the urban structure of Smiths Falls.

Policies - Specific Policy Area3- Gallipeau Centre

- ED-1.1** A comprehensive review will be required prior to development of the vacant lands as 'urban' lands.
- ED-1.2** A concept plan shall be prepared in support of any comprehensive review, in addition to any other studies or plans required by this Plan.
- ED-1.3** The existing buildings are designated as Gallipeau Centre- Mixed-Use. The permitted uses include those from the Uptown Mixed-Use designation which include a full range of residential and non-residential uses. Considering the history to the property and the potential re-use of certain buildings and structures, permitted uses in the Major Institutional designation will also be permitted. The Gallipeau Centre-Mixed-Use area could be re-developed as a single project or as a series of individual projects. The adaptive re-use of existing buildings is encouraged; however, it is recognized that some buildings may need to be demolished and replaced. Individual uses should be located within the Gallipeau Centre- Mixed-Use area.
- ED-1.4** Notwithstanding the Specific Policy Area 3- Gallipeau Centre designation, it is recognized that the Queen Street frontage of the property is also well suited to Corridor Commercial development. Accordingly, the Queen Street frontage may also be developed in accordance with the policies for the Corridor Commercial designation.

Again, it should be noted that Corridor Commercial development along Queen Street may extend further into the property than illustrated on Schedule 'A' – Land Use Plan in order to accommodate larger development proposals.

- ED-1.5** In order to ensure the cultural heritage value and the heritage attributes of the site are conserved and potentially enhanced through redevelopment, the following additional principles will be considered:
- Significant cultural heritage features exist in the complex and careful land use planning is required to minimize impacts;
 - A planning study will be completed, which shall examine future land uses, servicing, phasing of development, transportation and impact assessment on the cultural heritage; and,

- Any redevelopment proposal will respect Art Moderne style of the complex, the campus layout with its interconnections, the alley from Highway 43 and the general framing of the property with meadows and open field.

6.8.2 Specific Policy Area 4

The lands designated as Specific Policy Area 4 are within the historic settlement area boundary of the Town of Smiths Falls. However, they are not currently required for development in order to meet the projected growth forecasted by this Plan.

Goal ED-2 Specific Policy Area 4

To develop a master planned community offering creative and integrated neighbourhoods which promote high quality of life for all residents of the plan area.

Policies – Specific Policy Area 4

- ED-2.1** This area is not currently serviced by municipal water and sanitary sewer services. In order to preserve the ability of this area to develop in a logical, coordinated and efficient manner, only limited residential development on the basis of private services may be provided in order to allow for infilling and minor rounding out of existing development. A portion of these lands are identified as a WHPA. Residential development is permitted subject to these policies, but any other activity may also be subject to policy EC-3.7.
- ED-2.2** These lands will develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here. A comprehensive study and Official Plan amendment will be required prior to permitting urban development of these lands.
- ED-2.3** The amendment may also be required to implement infrastructure, environmental and open space provisions of plans approved for the area.
- ED-2.4** Prior to an Official Plan Amendment, the Town shall consider:
1. whether the lands to be designated are required in order to maintain a 10-year supply of lands designated and available, for a full range of housing types through residential development and residential intensification;

2. the status of existing growth areas within the Town; and,
3. the achievement of intensification targets set out in the Plan.

ED-2.5 If the assessment in Policy ED-2.4 indicates the need for additional residential lands, the Town shall commence the comprehensive study process, in accordance with the policies of this section.

If a comprehensive review demonstrates that additional lands are required to meet projected needs, the appropriate amount and location of lands to be designated for development shall account for (but not be limited to) existing and planned infrastructure and services, the natural heritage system, natural resources, cultural heritage and archaeological resources, and natural and human-made hazards.

ED-2.6 Studies required to achieve the policies of this Plan (i.e. servicing, environmental, etc.) will be completed as part of the community design plan for this area. The process will require a comprehensive consultation process with the community to identify opportunities, issues and potential solutions. Costs associated with the community design plan will be recovered through development charges or front-ending agreements with development proponents.

ED-2.7 Where the development plan impacts multiple landowners, it is their responsibility to collaborate on the preparation of the plan and to agree on how parks, stormwater ponds and any other facilities will be located and costs shared. The Town will require a landowners' agreement addressing these matters prior to the review of development applications.

ED-2.8 Proponents of development will complete, to the satisfaction of the Town, studies and a plan of sufficient detail to:

1. Identify the location, timing and cost of roads and transit facilities, water and wastewater services, public utilities, stormwater management facilities, etc. required on-site and off-site to service the area, and acknowledging the existence of the WHPA on a portion of these lands;
2. Identify the natural heritage system on the site independent of the potential developable area. Typically an environmental management plan will be prepared where a subwatershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. No

- development is permitted within this system, which is to be conveyed to the Town for public use before development of the area is approved;
3. Identify Recreational Pathways;
 4. Evaluate the adequacy of community facilities existing or planned for the area in consultation with School Boards and other providers of community facilities;
 5. Establish the mix and location of residential dwellings which, as a minimum, will constitute the following:
 - i. At least 45% single detached but not more than 55% single detached, at least 10 per cent low-rise apartment dwellings and the remainder multiple dwellings, other than low-rise apartments.
 - ii. In Special Policy Area 4, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses.
 6. Show how the plan will achieve other policies of this Official Plan including, but not limited to, affordable housing and design; and,
 7. Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act, where required.

ED-2.9 Proponents of development will prepare a Financial Implementation Plan and commit to providing:

1. The on-site and off-site servicing systems described above through development charges or at the expense of the developer;
2. The Recreational Pathways as identified in this Plan or as part of the community design plan through development charges or at the expense of the developer.

6.9 SPECIAL LAND USE DESIGNATIONS AND OVERLAYS

The following Designations provide additional information about the uses supported by the Plan for a specific property or area, or identify important Land Use / Transportation Schedule features that inform the determination of land uses.

6.9.1 Special Policy Area

Certain areas have been placed in a Special Policy Area designation in order to recognize unique situations such as the pattern of development, servicing or other forms of constraints,

development or re-development opportunities, etc. These Special Policy Areas will be included within the applicable Land Use Designation, where required.

6.9.2 Adaptive Re-Use of Existing Building Stock

There have been a number of successful re-development projects within the Town involving the adaptive re-use of existing, obsolete buildings including the former RCA plant and, most recently, the former Smiths Falls and District Collegiate Institute. As well, the Town established a “Special Policy Area” under the previous Official Plan to promote similar re-use opportunities for the former South Unit of the Smiths Falls and District Hospital. This Plan builds on these initiatives by establishing specific land use designations and policies and/or targeted growth areas to actively promote the adaptive re-use of existing buildings which may be obsolete and/or house uses that may be better located in other areas of the Town. These designations and policies are meant to establish a policy framework for future development approvals without the need to amend this Plan.

6.9.3 Flood Plain

The Flood Plain designation shown on Schedule ‘C’ is an overlay designation that identifies those flood plain areas which have been mapped as the 1:100 year flood by the Rideau Valley Conservation Authority (RVCA).

6.9.4 Rideau Canal

The lands located adjacent the Canal are recognized as a special policy area in recognition of their association with the Rideau Canal. In this area, Council intends to preserve the natural, cultural and scenic character of this area in accordance with the 10 principles for good development included under 5.2.5 Rideau Canal.

6.10 TRANSPORTATION NETWORK DESIGNATIONS (TR)

6.10.1 Street Typologies

To ensure a balanced, multimodal transportation network, The Smiths Falls 2034 Official Plan organizes streets and other transportation facilities to “typologies”. Street typologies build upon their functional classifications that consider street context and prioritize certain travel modes. Street typologies reflect a roadway’s adjacent land uses, appropriate travel speeds, and the need to accommodate multiple travel modes.

The typologies are intended to support a network of “complete streets” that accommodates the various users of the street network. “Complete streets” describes a comprehensive approach to the practice of mobility planning that recognizing that transportation corridors have multiple users with different abilities and mode preferences (i.e. driving, biking, and walking). By addressing the needs of all users of the transportation system, “complete streets” not only improve safety for all users and promote strong communities, but also address climate change, by increasing accessibility and viability of travel modes other than the automobile. The “complete streets” concept applies to all types of roads from downtown pedestrian streets to high-capacity commercial corridors, and it considers the range of users, including children, adults, the disabled, and seniors.

The overall transportation network is consistent with the existing and/or proposed transportation network of adjoining municipalities, and with the County and Provincial highway systems.

The Town’s existing and future transportation network are shown on Schedule ‘B’ - Transportation Network.

For purpose of engineering and design applications refer to the Town’s specifications manual.

6.10.2 Arterial Streets

These facilities provide limited access to abutting land uses and are designed primarily for traffic movement by serving high volumes and higher-speed regional traffic including automobile and trucks. These roads also connect to the County roads and Provincial highways. Bicycles and pedestrians are permitted. The minimum right-of-way shall be 26 m, wherever possible.

6.10.3 Collector Streets

Collectors serve as major transportation corridors that connect the Town’s neighbourhoods. Travel modes including automobile, bicycles, and trucks, are accommodated in the roadway. Collectors contribute to the Town’s overall identity through cohesive design along the boulevard. Within the public right-of-way, special features could include enhanced landscaping, distinctive and attractive lighting, and identification banners. These streets accommodate moderate to high volumes of through traffic within and beyond the town. Access is allowed to abutting properties and some on-street parking may be permitted. Pedestrians are accommodated with sidewalks, and pedestrian amenities are enhanced at key locations. The minimum right-of-way will be 20 m, but may be increased up to 26 m in certain areas, such as industrial or business parks, where there may be significant truck traffic associated with goods movement.

6.10.4 Main Streets

Main Streets are roadways that play an important commercial and social role for the local neighbourhood area, supporting retail and service activities that serve the local neighbourhood residents and providing an urban streetscape for social community gathering and recreational activities. Main Street locations are envisioned to have increased density of commercial and residential development. Main Streets should reflect the key characteristics of the surrounding neighbourhood, while also contributing towards a sense of place, the facilitation of social interaction, and the improvement of adjacent land values through careful attention to the design of streetscape and adjoining public spaces.

The Main Street's physical form promotes pedestrian activity and should also be a "complete street", designed and operated to enable safe, attractive and comfortable access and travel for all users, so that pedestrians, bicyclists, and motorists users of all ages and abilities are able to safely and comfortably move along and across a Main Street roadway. Sidewalks should be wide with ample pedestrian amenities, including street trees, quality landscaping, pedestrian curb extensions or bulb-outs, enhanced street crossings, and pedestrian-oriented signage identifying trails and points of interest. Pedestrian signals and crossings should have a high priority at intersections. Building frontages should be pedestrian oriented and pedestrian scale with buildings and entrances located adjacent to public sidewalks. The Town may entertain lease agreements to permit uses such as patios within the right-of-way.

6.10.5 Residential Streets (Local)

Pedestrians, automobiles, bicycles, and trucks are accommodated equally in the roadway. These streets accommodate low volumes of local traffic and primarily provide access to property. Through traffic is discouraged. Neighbourhood traffic management strategies to slow and discourage through automobile and truck traffic may be appropriate. The minimum right-of-way for these roads will generally be 20 m. However, a reduced right-of-way width of 18 m may be permitted on certain minor residential streets such as cul-de-sacs and crescents in order to achieve the affordable housing objectives of this Plan.

6.10.6 Private Roads

Private Roads shall only be permitted in plans of condominium so that they are maintained in accordance with the approved plan of condominium. Such roads are intended to function as minor residential streets. The Town shall establish minimum design and construction standards for these roads either by way of a by-law or at time of development review.

6.10.7 On-Street Bicycle Facility

On-street Bicycle Facilities are either bike lanes or signed routes and are through routes for bicycles providing continuous access and connections to the local bicycle network. Neighbourhood traffic management strategies to slow and discourage through automobile and truck traffic may be appropriate. Pedestrians are also accommodated.

6.10.8 Proposed Road Widening

All existing Arterial Streets and Collectors are designated on Schedule 'B' – Transportation Network. These shall be considered to be Designated Roads for the purpose of obtaining road widening dedications through the site plan approval process. As such, Designated Roads are intended to have a minimum road allowance width of 26 m and 20 m, respectively, unless decided otherwise through the approval process. Any required widening would be measured from the centreline of the roadway and would be an equal widening on both sides of the right-of-way.

The transportation goals and policies aim to provide a transportation network that is safe, efficient, and sustainable (minimizes environmental, financial, and neighbourhood impacts). In combination with land use goals and policies, these transportation goals and policies promote active transportation to employment, housing, shopping, entertainment, schools and parks and create a Town where people are less resilient on driving to meet their daily needs. Smiths Falls' Transportation Goals and Policies aim to establish circulation policies that increase bicycle and pedestrian travel, while reducing motor vehicle trips.

6.10.9 Balanced Transportation System

Smiths Falls desires to provide a safe, efficient, fiscally, economically, and environmentally sensitive transportation system that balances the needs of bicyclists and pedestrians while also providing for the safe and efficient movement of automobiles, buses, and trucks.

Goal TR-1 - Balanced Transportation System

Complete and maintain a transportation system that supports the mobility needs of bicyclists and pedestrians while also providing for the safe and efficient movement of automobiles, buses, and trucks.

Policies - Balanced Transportation System

- TR-1.1** Accommodate and encourage use of non-automobile transportation modes to achieve Smiths Falls' goals and reduce vehicle trip generation.
- TR-1.2** Consider impacts on overall mobility and all travel modes when evaluating transportation impacts of new developments or infrastructure projects.
- TR-1.3** Design, construct, operate, and maintain public streets to enable safe, comfortable, and attractive access and travel for motorists and for pedestrians and bicyclists of all ages, abilities, and preferences.
- TR-1.4** Require needed public street right-of-way dedication and improvements as development occurs. The ultimate right-of-way shall be no less than those required to meet the Transportation Network shown on Schedule 'B' - Transportation Network, except when a lesser right-of-way will avoid significant social, neighbourhood or environmental impacts and perform the same traffic movement function. Additional public right-of-way, beyond that designated on Schedule 'B' - Transportation Network, may be required in specific locations to facilitate turning lanes and bus pullouts in order to provide additional capacity at some intersections and other specific circumstances.
- TR-1.5** Consider options for using waterways as part of the Town's transportation network.
- TR-1.6** Review and/or update the Town's engineering specifications manual for public and private streets based on the Plan's street typologies that incorporate the concept of "complete streets".

6.10.10 Walking and Bicycling

The pedestrian environment affects us all, whether we are walking to a store or school, or simply getting from a parked car or a bicycle rack to the entrance of a building. Pedestrian improvements, together with land uses that promote pedestrian activities, can help increase walking as a means of transportation, recreation, and exercise. Compatible and complete street design recommendations that benefit pedestrians also contribute to the overall quality, vitality, and sense of community in Smiths Falls' neighbourhoods.

Construction of a comprehensive, safe, direct, and well-maintained area wide bikeway network with support facilities, such as bicycle parking at employment locations and other destinations, could greatly increase the mode share of bicycling. Reducing the number of vehicle trips by shifting those trips to bicycling or walking would help improve circulation, minimize the need for

additional vehicle parking, contribute toward a healthier community and reduce greenhouse gas emissions.

Goal TR-2 - Walking and Bicycling

Improve walking and bicycling facilities to be more convenient, comfortable, and safe, so that they become primary transportation modes in Smiths Falls.

Policies - Walking and Bicycling

- TR-2.1** Coordinate the planning and implementation of Town wide bicycle and pedestrian facilities and supporting infrastructure. Give priority to bicycle and pedestrian safety and access improvements at street crossings.
- TR-2.2** Provide a continuous pedestrian and bicycle system to enhance connectivity throughout the Town by completing missing segments.
- TR-2.3** Construct crosswalks and sidewalks that are universally accessible and designed for use by people of all abilities.
- TR-2.4** Encourage walking and bicycling and increase pedestrian and bicycle safety through education programs.
- TR-2.5** Integrate the financing, design and construction of pedestrian and bicycle facilities with street projects. Build pedestrian and bicycle improvements at the same time as improvements for vehicular circulation.
- TR-2.6** Coordinate and collaborate with local School Districts to provide enhanced, safer bicycle and pedestrian infrastructure.
- TR-2.7** Develop a Smiths Falls Bicycle Master Plan.
- TR-2.8** Conduct a Town wide survey to identify pedestrian and bicyclist barriers on key routes or access points and then identify how and when these barriers could be removed.
- TR-2.9** Identify funding sources for regular maintenance and capital upgrades to bicycle and pedestrian facilities as part of the Town's operation budget, and prioritize routine street maintenance for streets with bike facilities.

TR-2.10 Identify locations where traffic signals phases can be modified or added to enhance efficiency and safety for pedestrian service.

Goal TR-3 - Passenger Rail Service

Provide maximum opportunities for upgrading passenger rail service for faster and more frequent trains, while making this improved service a positive asset to Smiths Falls that is attractive, accessible, and safe.

Policies - Passenger Rail Service

TR-3.1 Support the development of amenities and land use and development types and intensities that increase daily ridership on Via Rail and provide positive fiscal, economic, and environmental benefits to the community.

TR-3.2 Work cooperatively with Via Rail and other rail authorities to ensure that rail corridors and yards within the town are planned and constructed in a manner that enhance the character of the surrounding neighbourhoods.

6.10.11 Vehicular Circulation

Increases to automobile vehicle trips, trip length, and increased reliance of the private automobile is a reality even with increases in non-automobile mode shares envisioned in the years ahead. To this end, policies focus on maximizing efficiency of the existing street system and making minor capacity enhancements, without negatively affecting other modes.

Goal TR-4 - Vehicular Circulation

Maintain the Town's street network to promote the safe and efficient movement of automobile and truck traffic while also providing for the safe and efficient movement of bicyclists and pedestrians.

Policies - Vehicular Circulation

TR-4.1 Develop and maintain a roadway network that categorizes streets according to function and type, considers the surrounding land use context, and incorporates the concept of "complete streets".

TR-4.2 Small projects may be defined and exempted from a Transportation Impact Study.

- TR-4.3** In recognition of the unique position of the Downtown as the centre for financial, business, institutional and cultural activities, development within the Downtown is exempted from traffic mitigation requirements.
- TR-4.4** Maintain and enhance the interconnected network of streets and short blocks that support all modes of travel, provide direct access, calm neighbourhood traffic, reduce vehicle speeds, and enhance safety.
- TR-4.5** Require that new development, which includes new public or private streets, connect these streets with the existing public street network.
- TR-4.6** Complete build-out of the Town's street system per its Transportation Network as shown on Schedule 'B' – Transportation Network.

6.10.12 Goods Movement

An effective and efficient goods movement system is essential to the economic livelihood of the Town. Policies for goods movement address all transportation facilities' abilities to accommodate the effective and efficient movement of goods, while balancing the needs of other travel modes.

Goal TR-5 - Goods Movement

Provide for safe and efficient movement of goods to support commerce and industry.

Policies - Goods Movement

- TR-5.1** Minimize potential conflicts between trucks and pedestrian, bicycle, and vehicular access and circulation on streets with truck travel.
- TR-5.2** Maintain primary freight routes that provide for direct access for goods movement to industrial areas.
- TR-5.3** Encourage through truck traffic to use arterials, and collectors, and encourage trucks having an origin or destination in Smiths Falls to use designated truck routes.
- TR-5.4** Plan industrial and commercial development so that truck access through residential areas is avoided. Minimize truck travel on street designated as Local Streets.

- TR-5.5** Design freight and unloading for new or rehabilitated industrial and commercial developments to occur off of public streets, where feasible. In Downtown, and on small commercial properties, more flexibility may be needed.
- TR-5.6** Support the efficient and safe movement of goods by rail where appropriate and promote continued operation of freight rail lines that serve industrial properties.
- TR-5.7** As part of the project development review process, ensure that adequate off-street loading areas in new large commercial, industrial developments are provided, and that they do not conflict with adjacent uses, or with vehicle, pedestrian or bicycle.

Goal TR-6 - Parking Strategies

Develop and implement parking strategies that reduce automobile travel through parking supply.

Policies - Parking Strategies

- TR-6.1** Balance business viability and land resources by maintaining an adequate supply of parking to serve demand while avoiding excessive parking supply that encourages automobile use.
- TR-6.2** Discourage the provision of parking spaces significantly above the number of spaces required by the zoning by-law for a given use.
- TR-6.3** Allow reduced parking requirements for mixed-use developments and for developments providing shared parking facilities.
- TR-6.4** Consider adjacent on-street and Town-owned off-street parking spaces in assessing need for additional parking required for a given land use or new development.
- TR-6.5** Update the zoning by-law to reduce parking requirements to meet the goals, objectives, and policies of this Plan.

6.11 TRAIL NETWORK (TN)

The Trail Network Policies focus on continuing to improve the quantity and quality of trails in Smiths Falls to increase their use for transportation and recreation purposes. The Trail Network Policies recognize the important connections that trails provide and that these connections also encourage people to use them to commute to work or school and to access a range of

destinations that meet their daily needs, such as parks, grocery stores, personal services, and entertainment venues.

Building on their connective nature, trails provide alternatives to automobile transportation and important amenities for recreation. Trails further environmental, social, and transportation goals of this Plan. Trail access and usage can also be important components to encouraging a more active and healthful lifestyle.

The Trail Network Policies lead to an interconnected and well-distributed network of trail systems to support recreation and commuting. Smiths Falls' Trail Network makes use of former railway right-of-way corridors, creek and stream corridors, open spaces, and other natural and man-made features to connect areas of the Town.

Trail Network Goals and Policies:

- Support active transportation by developing alignments that link housing, commercial and retail uses.
- Support recreation by linking park sites and connecting to regional trail systems.
- Support environmental protection by permitting stakeholders to access, enjoy and protect open spaces and natural resources.

The Policies in this section work together with other transportation Policies and with the Parks, Open Space, and Recreation Policies to promote bicycling and walking for both transportation and recreational purposes in Smiths Falls.

Goal TN-1 - Trail Development and Use

Develop a network of trails which will make Smiths Falls a leader in terms of the scale and quality of trails taking advantage of the Rideau Canal and other trail systems.

Policies - National Model for Trail Development and Use

- TN-1.1** Support use of innovative design practices, materials, and construction techniques to improve the development, operation, and safety of trails.
- TN-1.2** Minimize environmental disturbance in the design, construction and management of trails.

- TN-1.3** Design trail system alignments to minimize impacts and enhance the environment within sensitive riparian and other natural areas.
- TN-1.4** Provide gateway elements, interpretive signage, public art, and other amenities along trails to promote use and enhance the user experience.
- TN-1.5** Provide services and information that expand knowledge about, encourage use of, and promote the Trail Network as a transportation and recreation facility for all segments of Smiths Falls' diverse community and its visitors.

Goal TN-2 - Trails as Transportation

Develop a safe and accessible Trail Network to serve as a primary means of active transportation and recreation.

Policies - Trails as Transportation

- TN-2.1** Support off-street travel by interconnecting individual trail systems to each other and to regional trail systems.
- TN-2.2** Provide direct, safe and convenient bicycle and pedestrian connections between the trail system and adjacent neighbourhoods, schools, employment areas and shopping areas.
- TN-2.3** Add and maintain necessary infrastructure to facilitate the use of trails as transportation.
- TN-2.4** Encourage all developers to install and maintain trails when development occurs adjacent to a designated trail location.
- TN-2.5** Coordinate and connect the trail system with the on-street bikeway system.

Goal TN-3 - Accessible, Safe, and Well-Functioning Trails

Design an accessible, safe, and well-functioning trail network that attracts diverse users of varying abilities.

Policies - Accessible, Safe, and Well-Functioning Trails

- TN-3.1** Design new and retrofit existing trails to provide a variety of trails that meet the needs of users of different abilities, such as commuters, families with children, or persons with disabilities.
- TN-3.2** Design new and retrofit existing public and private developments to provide significant visibility of and access to existing and planned trails to promote safety and trail use.

SECTION 7 IMPLEMENTATION

The Smiths Falls 2034 Official Plan provides a broad range of Goals, Objectives, and Policies that establish the foundation for information, analysis, conclusions, and rationale to guide future decisions by the Town. Its Schedules complement those Goals, Objectives, and Policies and provide further direction for Town decision-making.

All substantial new development activity within Smiths Falls should conform to the Land Use and Transportation Network Schedules. Smiths Falls' Official Plan 2034 land use designations indicate the Town's intent for the appropriate future land use and development character and transportation network facilities for designated areas.

7.1 OBJECTIVES

1. Encourage all people to provide input and support their participation in decision-making processes in which individuals are treated fairly and without bias in an open, orderly and impartial manner.
2. Provide clear and relevant information and notification to the community in a timely and appropriate manner.
3. Foster communication and education of issues to all people and groups.
4. Clearly define the roles of Council, the community and staff in the decision-making process.
5. Use appropriate legislated tools to achieve the objectives and policies of this Plan.

7.1.1 Zoning By-law

1. Zoning By-Laws will be used to regulate the use of land and the character, location and use of buildings and structures in accordance with the provisions of the *Planning Act*.
2. Within three years of the approval of, or any future municipal comprehensive review of this Plan, the existing Zoning By-Laws shall be reviewed and amended, or a new Zoning By-Law prepared and approved, to conform to the policies of this Plan.

7.1.2 Holding Provisions

1. Holding provisions will be used by the Town in situations where it is necessary or desirable to zone the lands for development, but where development must be delayed pending completion or realization of one or more of the following:
 - a. Availability of municipal *infrastructure (including any required extension of services)*;

- b. A Record of Site Condition being submitted to the *Province*;
 - c. Measures to appropriately *conserve cultural heritage resources*;
 - d. Phasing of development;
 - e. Completion and registration of any Development Agreement under Section 37 of the *Planning Act* that is satisfactory to the Town;
 - f. Completion and registration of any Cash-in-lieu of Parking Agreement under Section 40 of the *Planning Act* that is satisfactory to the Town;
 - g. Measures to appropriately protect the natural environment; and,
 - h. Demonstrating compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” where there are potential land use compatibility issues associated with existing industrial uses operating in areas designated for *mixed-use* development that may include residential or other *sensitive land uses*.
2. The holding zone by-law shall zone the lands for their future intended use and shall identify the lands subject to the holding provisions by adding the holding symbol "h-" to the zoning category or to certain uses within the zoning category indicating that development of the lands cannot proceed until the symbol "h-" is removed.
 3. The holding Zoning By-Law shall specify the land uses to be permitted in the interim while the holding symbol is in effect, as well as any regulations applying to these lands affected by the holding provisions.
 4. To provide clarity, implementing Zoning By-Laws approved under Section 36 of the *Planning Act* shall set out the following:
 - a. The nature of the condition(s) or requirement(s) that are responsible for the application of holding zone controls;
 - b. The actions which must be taken in relation to such condition(s) or requirement(s) in order for the removal of the holding zone symbol to be considered by Town Council; and,
 - c. The level of government responsible for providing clearance that the condition or requirement for removing the holding provision has been met, as well as the named official or designate responsible for providing such clearance.
 5. Implementation of holding provisions may be by way of site-specific Zoning By-Laws, which may include one or more properties.
 6. Landowners can apply to have these holding zones lifted in order to proceed with development. Notice of intent to Lift a Holding Zone must be given in accordance with the *Planning Act* and the corresponding By-law must be approved by Town Council.

7.1.3 Interim Control By-laws

1. The Town may pass Interim Control By-laws to control the use of land, buildings or structures within designated areas of the Town and in accordance with the provisions of Section 38 of the *Planning Act* in order to prevent or limit development until detailed planning studies for the subject lands are completed and approved by the Town. Any Interim Control By-law approved by the Town shall initially be in effect for a period of up to one year from the date of passing of the By-law but may extend for a maximum of one additional year.

7.1.4 Temporary Use By-laws

1. Temporary use by-laws may be used to permit the temporary use of lands, buildings or structures for a purpose that would otherwise not be permitted in the Zoning By-Law and/or this Plan.
2. Any temporary use by-law may authorize the use of lands, buildings or structures for a period of up to ten years.
3. Temporary use by-laws shall be processed pursuant to Section 39 of the *Planning Act*.
4. Council, at their sole discretion, may grant extensions of the temporary use. Any extension shall be granted by way of by-law, and shall not exceed ten years.
5. Landowners can apply for a temporary use by-law and any extension, in order to proceed with development. Notice of a Temporary Use By-law must be given in accordance with the *Planning Act* and the corresponding By-law must be approved by Town Council.

7.1.5 Site Plan Control

1. For the purposes of Site Plan Control, development shall have the same meaning as defined in Section 41 of the *Planning Act*.
2. Council will control the provision of certain site-related facilities and features associated with all development through the mechanism of the Site Plan Control By-law as provided for in the *Planning Act*. Site Plan Agreements provided for in the *Planning Act* may also be required and may be registered on title.
3. The Site Plan Control Area shall constitute all of the lands contained within the Official Plan of the Town of Smiths Falls and shall govern all types of development.
4. The Town of Smiths Falls' Council may, by by-law, exempt one or more land uses from Site Plan Control.
5. Approval of site plans will be required prior to the issuance of building permits for all development located in the Site Plan Control Area and not exempt from Site Plan

Control as set out in the Site Plan Control By-law. Building permit drawings shall reflect the approved site plan building elevations

6. Elevation drawings showing plan, colours, elevation and cross section views may be required for all proposed development and for all residential development containing greater than two units including boarding houses, in accordance with Section 41 of the *Planning Act*.
 - a. Elevation drawings shall include matters of massing, conceptual building design, interior walkways and the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access, as well as matters relating to exterior and sustainable design including, without limitation, the character, scale, appearance and design features of buildings, and the sustainable design elements on any adjoining street or highway under the Town's jurisdiction set out in Section 41(4)(e) of the *Planning Act*.

For the purpose of Site Plan Control, building appearance shall include the design, shape and coordination of architectural features such as balconies, patios, decks, cornices, banding, building materials, colour, dormers, frieze, parapet, windows, and any other design feature that affects the appearance of the building and exterior façades.

7. Widening of roads shall be required as a condition of site plan approval for development within the Site Plan Control Area abutting those *roads* shown on Schedule 'B' – Transportation Network. The extent of such widening is outlined in the policies of this Official Plan.
8. When considering applications for any site plan approval within the Town of Smiths Falls, it is the policy of Council that such applications with any building six storeys or greater in height, be accompanied with a statement or analysis from a qualified professional addressing the wind, snow deposition and shadow impacts created by the proposed building on pedestrian comfort levels and setting out the appropriate design measures to reduce or mitigate any such adverse impacts. Impact study criteria shall be established by the Town and implemented through the site plan process.
9. Site plan control is a key mechanism to implement the Urban Design policies contained in this Plan, subject to the Provisions of the *Planning Act* and any amendment thereto.
10. Site plan control is a key mechanism to implement Council approved Urban Design guidelines. Council approved guidelines shall form the basis for site plan approval including the review and approval of building elevations to the satisfaction of the Town of Smiths Falls.

7.1.6 Subdivision Control

1. Council of the Town of Smiths Falls has the authority to approve subdivisions. Council of the Town of Smiths Falls shall use the Subdivision Plan approval process in accordance with the provisions of the *Planning Act* to ensure that developing areas conform to the policies of this Plan.
2. Consent to sever individual parcels of land shall only be permitted when it can be demonstrated that a plan of subdivision is not necessary to implement the policies of this Plan or a more detailed planning study.
3. The part-lot control provisions of the *Planning Act* allow a municipality to pass by-laws to remove part-lot control from all or any part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot without requiring the approval of the lands division committee. Council may pass by-laws to exempt properties from Part-Lot Control for:
 - a. Creation of townhouse lots within a Registered Plan of Subdivision;
 - b. Creation of semi-detached lots which are to be split within a Registered Plan of Subdivision;
 - c. Lot realignments within non-residential plans of subdivisions;
 - d. Mechanical severances, such as additions to lots, easements, land dedications, etc.
 - e. Adjacent lands within a Registered Plan of Subdivision.

7.1.7 Property Standards By-law

1. Council supports the maintenance and rehabilitation of existing buildings and property in order to extend the useful life of the individual properties, conserve energy and to enhance the quality of Planning Districts and/or neighbourhoods.
2. Council recognizes that the existence of physical deterioration and neglect within communities serves to erode confidence in those communities. Council may, therefore, pass a Property Standards By-law subject to the provisions of the *Building Code Act* and such By-law may apply:
 - a. To any defined area or areas within the Town;
 - b. To commercial, employment, residential, institutional, vacant, or open space properties;
 - c. To the physical appearance of yards and passageways including the accumulation of debris and rubbish;
 - d. To the adequacy of sanitation including drainage and garbage;
 - e. To the physical condition of all buildings or structures; and,

- f. To the occupancy of the buildings.
3. Enforcement and administration of a proposed Property Standards By-law will generally be undertaken on a complaint basis, however systematic enforcement of the By-law may be applied for certain classes of property or within certain areas.
4. Property Maintenance and Occupancy Standards By-law provisions will be utilized wherever possible for the protection of cultural heritage resources. Council shall ensure that the application of this by-law is not detrimental to the conservation of heritage resources. Council may also amend this by-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the *Ontario Heritage Act*.

7.1.8 Development Charges By-law

1. The Town of Smiths Falls may apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges By-law.
2. Development charges are a mechanism to ensure that the cost of growth is appropriately funded.

7.1.9 Parkland Dedication

1. The Town shall approve a parkland dedication by-law that fully authorizes the Town to require appropriate parkland dedication within the Town of Smiths Falls in accordance with the policies of this Section and the policies included in the Open Space designation.
2. Parkland dedication policies shall not apply to lands that are within a plan of subdivision approved under the provisions of the *Planning Act*, if the land in the plan has already been conveyed to the Town for park or public purposes or a payment in lieu of such conveyance has already been accepted by the Town.
 - a. Additional parkland dedication above and beyond what may have been previously required may be applicable in the case of re-designation of commercial or industrial lands to a use with a higher parkland dedication rate, as set out in policy below.
3. It is a policy of this Plan that lands for park or other public recreational purposes shall be conveyed to the Town, or cash-in-lieu of the conveyance of such lands for park or other public recreational purposes shall be paid to the Town, as a condition of development of lands for residential, industrial, commercial, and institutional purposes, pursuant to the provisions of the *Planning Act*, at the rate of:
 - a. 2% of the lands to be conveyed to the Town for park or other public recreational purposes as a condition of commercial and industrial development and 5% of the

lands to be conveyed to the Town for park purposes or other public recreational purposes as a condition of all other uses unless the alternative parkland dedication rate applies.

- b. An alternative parkland dedication rate of up to 1.0 hectare per 300 units will be set out within the parkland dedication by-law and may be applied at the Town's discretion to proposals for residential development as well as residential portions of mixed-use developments.
 - c. Cash-in-lieu of parkland to be paid to the Town for the value of the required conveyance where, in the opinion of the Town, no suitable lands are available on the subject property for park or other public recreational purposes, or where more suitable lands are available outside the subject property for park or other public recreational purposes which are accessible to the residents of this area.
4. The amount of cash to be accepted in lieu of parkland dedication shall be an amount based on the appraised market value of the land as set out in the *Planning Act*. For convenience, the Town of Smiths Falls may establish an appropriate fixed amount of cash to be paid for residential, industrial, commercial, and institutional sites that are proposed for development. Any established fixed amount shall be updated every five years, at a minimum.
 5. Where the Town accepts cash-in-lieu of land conveyance to satisfy the parkland dedication requirements of the *Planning Act*, the funds shall be paid into a special account and shall primarily be spent on land acquisition for additional parks in developing or redeveloping areas and to develop the newly acquired lands. Funds may also be considered to support upgrading of existing parks/facilities, provided the need to upgrade is due to intensification of the surrounding neighbourhood.
 6. For the purposes of parkland dedication, acceptability of the parkland shall be determined by the Town. Any parkland proposed to be dedicated to the Town shall, in the opinion of Council, be suitable for development and use by the Town as parkland and satisfy the following criteria:
 - a. Such lands shall be free of stormwater drainage issues;
 - b. Such lands shall not form part or all of a stormwater management facility unless designed as a dry facility large enough to provide for safe recreational opportunities;
 - c. Such lands generally are not encouraged adjacent to an Arterial road as designated on Schedule 'B' – Transportation Network, if the intended use is a neighbourhood playground;
 - d. Such lands should generally be located in proximity to the areas of highest population density;

- e. No environmental contamination has occurred on the lands, the lands have been satisfactorily restored or that a Record of Site Condition is provided;
- f. Lands are of a suitable size, shape and in a location appropriate for the development of park facilities and amenities in accordance with the parks hierarchy and development guidelines as set out in this Plan and supporting implementation documents; and,
- g. Lands are not considered to be a Natural Heritage Feature (or associated area), hazardous lands or hazardous sites as defined in this Plan.

7.1.10 Committee of Adjustment

1. The Committee of Adjustment shall be guided by the policies of this Plan in making decisions regarding the granting of minor variances, consents for the division of land, or regarding legal non-conforming uses pursuant to provisions of the *Planning Act*.
 - a. The Town recognizes the importance of source water protection in sustaining the Town's municipal drinking water. As such the Committee should be mindful of the cumulative effect of such changes when considering the application.
2. Prior to recommending approval of a variance for a new multiple residential building, or an extension or enlargement of an existing multiple residential building, where the proposed development does not conform to the Zoning By-Law, the Committee of Adjustment shall place a higher priority on the provision of adequate landscaped open space relative to the provision of parking. The criteria by which adequate landscaped open space will be assessed include:
 - a. Ability to provide a front yard depth capable of supporting large calliper trees;
 - b. Ability to provide screening, using trees and other landscaping, on properties that abut low density residential areas; and,
 - c. Ability to provide snow storage on site.
3. For clarity, the following are key considerations for staff in reviewing residential *intensification* projects that seek relief from the Zoning By-Law:
 - a. Whether the property is overbuilt, or there are other opportunities elsewhere to accommodate the identified form of *intensification*;
 - b. Existing services can support *intensification* in the affected area;
 - c. The identified form of residential *intensification* recognizes and enhances the housing mix, scale and density within the neighbourhood by having regard to natural vegetation, lot frontages and areas, parking requirements, building height, coverage, mass, setbacks, privacy and overview.

7.1.11 Non-Conforming Land Uses

Properties Not Conforming to the Official Plan

1. Any land use existing on the date of approval of this Plan that does not conform to the land use designations as shown on Schedule 'A' – Land Use Plan or the policies related thereto should, as a general rule, cease to exist in the long term.
2. Where the land use does not conform to the policies of this Plan, Council may acquire and hold, sell, lease or redevelop a property in accordance with the provisions of the *Planning Act*. Special attention will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

Properties Not Conforming to the Zoning By-law

1. Any land use that does not conform to the provisions of the Zoning By-law should, as a general rule, cease to exist in the long term.
2. In special instances, however it may be desirable to permit the extension or enlargement of a building or structure in order to avoid unnecessary hardship. It is the intention of this Plan that any such extension or enlargement shall be processed as a site specific amendment to the Zoning By-Law or an application to the Committee of Adjustment pursuant to the provisions of the *Planning Act*, whichever is applicable.
3. The Committee of Adjustment shall consider the following prior to considering approval of an application for the extension or enlargement of a building or structure, where the existing land use does not conform to the Zoning By-Law:
 - a. The proposed extension or enlargement will not have negative impacts on surrounding lands or uses;
 - b. The proposed extension or enlargement will not significantly impact the ability of the existing land use to cease to exist in the future;
 - c. The proposed extension or enlargement represents a reasonable increase to the size of the building or structure;
 - d. Characteristics of the existing building or structure and the proposed extension or enlargement will be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, traffic generating capacity, and risk to life and property;
 - e. Surrounding lands will be afforded reasonable protection by the provision of landscaping, buffering or screening; appropriate setbacks for buildings or structures; and devices and measures for reducing nuisances;
 - f. Traffic and parking conditions in the vicinity will not be adversely affected;
 - g. Adequate provisions will be made for off-street parking and loading facilities; and,

- h. All municipal services such as water, sewers, and roads will be adequate.
- 4. Pursuant to the provisions of the *Planning Act*, the Committee of Adjustment may permit a use of the property that is similar to the purpose for which it was used, or a use that is more compatible with the uses permitted by the Zoning By-Law. The Committee of Adjustment shall consider the following when reviewing such applications:
 - a. The proposed use should be an improvement over the existing use in terms of appearance and function in relation to the surrounding area, and more closely approach the intent of the policies of this Plan and provisions of the Zoning By-Law;
 - b. The proposed use should be viewed as an interim use and should be considered in relation to the economic life of the use and structure; and,
 - c. The proposed use should not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the incompatibility of the use with its surrounding area.
- 5. Where the use does not conform to the Zoning By-Law, Council may acquire and hold, sell, lease or redevelop a property in accordance with the provisions of the *Planning Act*. Special attention will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

7.1.12 Staging of Development

- 1. Staging of development shall generally adhere to the following servicing principles:
 - a. To promote the completion of development in serviced areas, where possible, prior to servicing undeveloped areas;
 - b. To give priority to development areas that are adjacent to existing developments and support the achievement of minimum *intensification* targets within the *built boundary* as set out in policy 5.2.3 of this Plan; and,
 - c. To give priority to development of areas most easily and economically serviced.
- 2. This Plan recognizes the need to maintain an ongoing supply of *employment areas* to act as an incentive for economic growth. Circumstances may arise which warrant the extension of services to new employment areas prior to the substantial completion of existing employment areas.
- 3. Council through its Capital Expenditure Forecast will schedule the provision and construction of municipal services. This forecast will be reviewed and/or revised on an annual basis, at which time Council shall have regard for the long and short term schedule of servicing requirements set out in the most current Smiths Falls Development Charge Study and the staging of anticipated developments.

4. To determine status of developments, Council shall have regard to the scheduling and processing of Plans of Subdivision for residential, industrial and commercial development and will take the following into consideration:
 - a. Existing servicing capacity;
 - b. Servicing improvements necessary to accommodate household growth to 2034;
 - c. Implementation of servicing improvements; and,
 - d. Proposed development within designated Growth Areas that is anticipated to provide support for the *intensification* target within the *built boundary* as set out in policy 5.2.3 of this Plan.

7.1.13 Complete Development Applications

1. A complete development application includes required plans and/or drawings, forms, fees, prescribed information and material as required under the *Planning Act* and associated regulations, any other information prescribed by Provincial authority, a covering letter, and all supporting information identified through the pre-application consultation, as set out in this policy section, deemed necessary to assess the implications of an application for approval under the *Planning Act*. In order to ensure that all the relevant and required supporting information pertaining to a planning application is available at the time of submission, the Town of Smiths Falls may request applicants to submit reports and/or studies in support of the application(s) before the development application(s), would be considered complete under the *Planning Act*.
2. Where enabled by the *Planning Act*, Council will pass a by-law requiring a pre-application consultation meeting, the purpose of which is for the applicant to discuss their proposal with staff (and other public agencies as required prior to the submission of their development application(s)). The meeting shall also allow the Town to determine what supporting information (i.e. reports and/or studies) is required as part of a complete development application submission.
3. A pre-application consultation meeting with the Town will be required prior to the submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, Draft Plan of Subdivision/condominium, and/or Site Plan. The pre-application consultation by-law could include classes of development which are exempt from a pre-application consultation.
4. Notwithstanding, applicants may consult with the Town before submitting requests under the *Planning Act* (i.e. *consent or minor variance*).
5. In addition to information prescribed by a Provincial authority, the following supporting information, at a minimum, shall be required as part of a complete *development* application:

- a. Prescribed application fee(s);
 - b. Completed application form(s);
 - c. Prescribed information and material as required under the *Planning Act* and associated Regulations;
 - d. Covering letter, which outlines the nature of the application(s) and details of the pre-application consultation meeting(s) with Town staff and other agencies (if applicable);
 - e. Appropriate plans and/or drawings; and,
 - f. Any studies identified through pre-application consultation and as provided by policies of this Plan.
6. The following supporting information may be required as part of a complete development application to be determined through pre-application consultation with Town staff and other public agencies:
- a. Planning Justification Report;
 - b. Transportation Impact Study;
 - c. Servicing Report;
 - d. Stormwater Management Plan;
 - e. Tree Preservation Report and Plan;
 - f. Hydrogeological Study;
 - g. Watershed or Sub watershed Study;
 - h. Floodline Delineation Study;
 - i. Architectural/Urban design Report;
 - j. Environmental Site Assessment;
 - k. Ministry of the Environment (MOECC) Record of Site Condition (RS(C));
 - l. A Technical Standards and Safety Authority (TSSA) Contaminant Management Plan;
 - m. Ecological Site Assessment;
 - n. Environmental Impact Statement or Scoped Environmental Impact Statement;
 - o. Archaeological Assessment;
 - p. Heritage Impact Assessment;
 - q. Shadow Impact Study;
 - r. Wind Study;
 - s. Noise Study;
 - t. Odour Impact Assessment;
 - u. Vibration Study;
 - v. Geotechnical Study;
 - w. Slope Stability Study;
 - x. Construction Dewatering Plan;

- y. MOECC Permit to Take Water;
 - z. Market/Retail Impact Study or Retail Analysis;
 - aa. Concept *Site Plan* and Building Elevations;
 - bb. Erosion and Sediment Control Plans;
 - cc. Recreation and Leisure Impact Assessment;
 - dd. Notice from the Risk Management Official; and,
 - ee. Other studies or reports identified through pre-application consultation.
7. These broad categories of reports and studies (supporting information) are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies as part of a complete development application, or from identifying reports or studies during the planning process if circumstances necessitate the need for such information as part of the decision making process. The more specific scoping of reports and studies to be submitted by an applicant will be identified by appropriate staff at the pre-application consultation meeting.
 8. The Town may request electronic versions of all of the supporting information submitted with a complete development application, and may stipulate the format of the digital submission.
 9. All supporting information submitted in accordance with these policies must be conducted by a qualified professional retained by and at the expense of the applicant. The Town may refuse to accept the supporting information if it considers the quality of the submission unsatisfactory.
 10. The Town may require a peer review of any supporting information submitted in accordance with these policies by an appropriate agency or qualified professional at the applicant's expense.
 11. The Town may require applicants who amend complete development applications to participate in an additional pre-application consultation meeting or meetings and may require the submission of revised or additional supporting information before the Town would consider the amended application complete under the *Planning Act*.

7.1.14 Development Permit System

1. The Town may adopt a development permit by-law under Section 70.2 of the *Planning Act* to establish a Development Permit System. Any Development Permit System will support one or all of the following objectives:
 - a. Supporting a compact urban form within the Built-up Area;
 - b. Facilitating a high standard of urban design;
 - c. Supporting the protection of the environment;
 - d. Streamlining the development review process.

2. Prior to adopting a development permit by-law, the Town will identify one or more areas as Development Permit Areas by way of an amendment to this Plan.
3. The Gallipeau Centre is identified as a candidate Development Permit Area.
4. The approval authority of a development permit application in an established Development Permit Area may be delegated to staff. Such approval authority may be delegated in whole or part, and will be set out in a Development Permit By-law.
5. Town staff may provide Council, or another body appointed by Council, the opportunity to provide comments on a development permit application, or portions of a development permit application which Council has delegated authority, prior to the application being considered for approval. Town staff may also refer any development permit application, in whole or part, to Council for their consideration and potential approval. Additional policies regarding the approval process related to any Development Permit System shall be contained in a Development Permit By-law.
6. A development permit will be required prior to undertaking any development within a defined Development Permit Area. For the purposes of these policies, development shall have the same meaning as defined in Ontario Regulation 608/06 of the *Planning Act*.
7. Any Development Permit By-law will identify uses that are permitted within a Development Permit Area. Those uses will support the Official Plan objectives identified above, and will be permitted based on the following criteria:
 - a. Uses support a compact built form in Targeted Growth Areas;
 - b. Uses support revitalization and stability of neighbourhoods that are in transition;
 - c. Uses support the *complete community* concept, providing opportunities for people at all stages of life to live, work, learn, shop, and play within close proximity; or
 - d. Uses support the continued transition to create employment opportunities.
8. The Town may require or attach conditions within a Development Permit Area, as provided in Section 8 of Ontario Regulation 608/06.
9. The types of conditions that may be included in the Development Permit By-law shall relate to the following:
 - a. The completion of required studies;
 - b. The achievement of performance criteria, including those related to achieving a high standard of urban design, and any agreement(s) securing off-site parking or cash-in-lieu of parking;
 - c. The protection of the natural environment, or remediation of lands;
 - d. The efficient use, or conservation of energy;
 - e. The provision of transportation infrastructure;
 - f. Conservation of cultural heritage resources;
 - g. The availability of municipal infrastructure; and

- h. Entering into agreements relating to any condition.

7.1.15 Other Relevant By-laws

1. By-laws passed by the Town under the authority of the *Municipal Act* or any other Act may implement the policies of this Plan. For instance, By-laws dealing with the regulation of derelict motor vehicles, wrecking yards, trailers or signs may be passed by the Town where considered appropriate. Any such By-law shall conform to this Official Plan.
2. Council will review and monitor existing and future legislation contained in the *Planning Act*, the *Municipal Act*, and other relevant Provincial statutes and where appropriate, amend existing by-laws or pass new by-laws to ensure uses of land are regulated and controlled in accordance with the policies of this Plan.

7.1.16 Implementation of the Mississippi-Rideau Source Protection Plan

1. Within three years of this official plan, the zoning by-law will be updated to reflect conformity to the Mississippi-Rideau Source Protection Plan.
2. By February 1st of each year, the Town will report to the Source Protection Committee on steps taken in the previous calendar year to implement the Source Water Protection Plan.
3. In accordance with the SPP, the Risk Management Official may confirm to the Town that the following transition policies apply to a drinking water threat activity that is established or commences after the date the SPP takes effect and is to be considered as existing and is subject to SPP policies addressing existing activities when:
 - a. The activity is related to a development proposal that had received approval under the *Planning Act* or *Condominium Act*, including any approvals required to implement these approvals,
 - b. The activity is related to an application made or an approval was obtained under the *Building Code Act* before the effective date of the SPP,
 - c. The activity is related to an application made, or an approval was obtained for the issuance or amendment of a *Prescribed Instrument* before the effective date of the SPP.
4. In accordance with the SPP, the Risk Management Official may confirm to the Town that the following policies apply to a drinking water threat activity that resumes after an interruption or expands after the effective date of the SPP and is to be considered as an existing use for the SPP when:

- a. It is usually occurring on the property but has been interrupted for a maximum of 24 months due to temporary circumstances such as fire, renovation change of ownership or due to the seasonal nature of the activity,
- b. It involves an expansion of an existing activity but the expanded activity would be more protective of the drinking water source,
- c. It involves an expansion of the existing physical space but does not result in an expansion of the existing activity,
- d. It involves an expansion of the existing activity that is minor such that:
 - i. It does not require regulatory or planning approvals; and
 - ii. It is not part of, or was not preceded by, an expansion of the physical space that required regulatory or planning approvals.

7.2 MUNICIPAL INCENTIVES

7.2.1 Increased Height and/or Density Provisions

1. The Town may pass Zoning By-laws in accordance with Section 34 of the *Planning Act* to permit an increase in the maximum height and/or density of a development, in exchange for the provision of such facilities, services or matters as are set out in the By-law.
 - a. The owners of the subject lands shall address one or more of the following requirements, negotiated with the Town, in order to be eligible for increases in the height and/or density of development beyond that otherwise permitted.
 - i. the provision of affordable housing, assisted housing or housing for those with special needs;
 - ii. developments which receive senior government funding for the provision of special needs, assisted or other subsidized housing;
 - iii. the provision or improvements of community facilities, such as parks or community centres, with a special emphasis on waterfront lands;
 - iv. the conservation of architectural, historic, archaeological and scenic features;
 - v. the dedication or provision of open space, recreation facilities, waterfront lands or open space trails;
 - vi. preservation/enhancement of the natural environment;
 - vii. remediation of contaminated sites;
 - viii. significantly enhanced off-site pedestrian connections, including streetscape improvements;

- ix. significantly enhanced off-site bicycle facilities;
 - x. public art, representing 1% of the value of construction for the development;
 - xi. the provision of energy conservation and environmental performance measures.
2. The increased height and density provisions will be implemented through the implementing Zoning By-law. The Zoning By-law will outline the detailed development standards upon which the bonus provisions will be based and identify the areas or zone classifications where such bonus provisions may apply. In no case shall density bonuses exceed thirty-five percent (35%) of the maximum residential density permitted in this Plan.
 3. In all cases, the facilities, services or matters provided in exchange for increased height and/or density of a development project shall be directly linked to the nature of the development and shall be located on the lands which are being developed.
 4. The transfer of increased height and/or density provisions from one site to another site or from one project to another project shall not be permitted.
 5. Development resulting from the application of increased height and/or density provisions shall meet all other applicable Zoning By-law provisions and regulations.
 6. In all cases, appropriate development review processes will be utilized to ensure:
 - a. The site is suitable for the proposed density and/or height in terms of parking, landscaping, and other site-specific requirements;
 - b. Any increase in density and/or height is compatible with the planned scale and character of the surrounding neighbourhood and has a minimal impact on neighbouring land uses; and
 - c. That community services, infrastructure and transportation impact issues are adequately addressed, if applicable. A Transportation Impact Study, Servicing Report, and any other relevant supporting information may also be required. All relevant supporting information may require, at the Town's request, examination of off-site impacts.
 7. The positive impacts of the exchange should benefit the surrounding areas experiencing the increased density.
 8. Applications to exceed the maximum height limits of the Zoning By-Law must demonstrate how the impact of the increased height will be minimized on adjacent low or medium density areas. Consideration will be given to the extent to which a proposal meets the urban design objectives and policies of this Plan as well as provisions of Council approved Urban Design Guidelines related to compatible development, human scale development, character, building design, landscape design and buffer standards. With the goal of incorporating appropriate building massing to minimize shadow impacts,

retain views and complement the planned scale and densities of adjacent properties, appropriate mitigation measures would include, but are not limited to:

- a. Increasing the setback from abutting low or medium density residential area;
 - b. Incorporating terraced massing on any side of the building that abuts a low or medium density residential area;
 - c. Recognition of existing or planned grade changes between existing abutting low or medium density residential properties and the proposed development that would reduce the impact of the requested additional storeys to a similar impact as would occur if the building were built at the maximum limit in the Zoning By-Law and there was no grade change between it and abutting low or medium density residential uses; and,
 - d. Recognition of existing features that provide a buffer between the property and adjacent low or medium density residential areas. Such features may include parks, greenspaces, environmental areas, hydro corridors, properties within non-residential designations, and properties with height and density limits that serve to buffer low and medium density residential areas from higher density uses.
9. As a condition to the application of increased height and/or density provisions to a proposed development, the owner of the subject land will be required to enter into an agreement with the Town to be registered against the title to the land. The agreement will deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the increase in height and/or density to be given.

7.2.2 Community Improvement Plans

Under Section 28 of the *Planning Act*, Council may by By-Law designate part of, or the entire Town, as a Community Improvement Project Area. It is the intent of Council to utilize Community Improvement Plans to promote and focus public and private sector investment into maintenance, rehabilitation, and redevelopment activities that improve the living and working conditions in the Town.

The goals of community improvement are to:

- a. Preserve, redevelop and rehabilitate the built environment, including residential, commercial, industrial, and mixed-use areas;
- b. To make efficient use of existing community uses and other amenities;
- c. To ensure private and public community improvement activities are coordinated;
- d. To address existing land use conflicts, and minimize or mitigate future land use conflicts;

- e. To assist the Town in identifying priorities for municipal expenditure regarding community improvement projects; and,
 - f. To participate, wherever possible, in Federal and/or Provincial programs that facilitate community improvement.
2. Community Improvement Plans may be prepared and adopted to achieve one or more of the following objectives:
- a. Encouraging private sector renovation, repair, rehabilitation, redevelopment or other improvement of lands and/or building, including environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes, or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
 - b. Improving or upgrading community uses;
 - c. Encouraging or facilitating intensification;
 - d. Preserving and enhancing the Downtown Core area as a major focal point and destination for investment in institutional and region-wide public services, regional-serving land uses and activities such as recreational, social, cultural, entertainment, office, tourism, and significant employment uses;
 - e. Maintaining and improving the transportation network and associated transportation infrastructure, including the active transportation network, and provide sufficient parking facilities, particularly within the Downtown Core area;
 - f. Facilitating improvements to the built form or streetscape;
 - g. Eliminating, mitigating or relocating incompatible land uses;
 - h. Facilitating brownfield remediation; and,
 - i. Improving environmental, social, cultural, economic development, or safety conditions.
3. For an area to be designated as a Community Improvement Project Area, it must satisfy one or preferably more than one of the following criteria:
- a. Building stock or property in need of rehabilitation or redevelopment;
 - b. Opportunities exist to realize energy efficiency improvements or expand housing opportunities through redevelopment or conversion of residential lands and/or buildings;
 - c. Known or perceived contamination of land or buildings;
 - d. The presence of incompatible land uses or activities, including non- conforming uses, that disrupt the land use and/or lifestyle of the citizens of the area due to factors such as noise, odour, vibration, parking, loading, and traffic circulation;
 - e. Deterioration or deficient community infrastructure, such as, but not limited to, road, sanitary and storm sewers, water mains, curbs and sidewalks, community facilities, open spaces, parks, streetscapes, and utilities;

- f. The presence of cultural heritage resources which would benefit from enhancement;
 - g. Opportunities exist to facilitate intensification within Targeted Growth Areas;
 - h. Deteriorated or insufficient parking facilities, road access or traffic circulation;
 - i. Built form and/or streetscapes being incoherent or detracting from a neighbourhood; and
 - j. Other significant environmental, social or community economic development reasons for community improvement.
4. The Town may create Community Improvement Plans to address the goals and objectives of these policies, and may include any of the following actions within defined Community Improvement Project Areas:
- a. Strategically use public monies to repair or upgrade community infrastructure;
 - b. Utilize public monies to fund grants and/or loans to owners of land and their assignees for the purposes of carrying out the Community Improvement Plan, including rehabilitation of contaminated properties;
 - c. Municipal acquisition, and subsequent clearance, rehabilitation, redevelopment or sale/lease or otherwise dispose of land and buildings;
 - d. Support of the conservation of cultural heritage resources through authorities provided in the *Ontario Heritage Act*, and the use of funding programs under that Act; and,
 - e. Participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purpose of community improvement, including application for financial assistance from such senior government programs.
5. The phasing of community improvements shall be prioritized according to:
- a. The ability for the Town to fund community improvement projects;
 - b. The availability of senior level government programs that provide assistance for community improvement; and,
 - c. The alignment of required capital expenditures to undertake community improvement with departmental priorities and associated capital budgets.
6. In developing Community Improvement Plans, Council will ensure that the public is involved in the planning process.

7.3 PUBLIC INVOLVEMENT

7.3.1 General Public Involvement Policies

- 1. Council recognizes that citizen and stakeholder engagement is an essential component of decision making, and will seek methods to improve citizen and stakeholder

participation, while balancing the need to process applications within the timelines prescribed by the Province. To those ends, Council will:

- a. Encourage all people to provide input, and support public participation in the decision-making process, where individuals are treated fairly and without bias in an open, orderly and impartial manner;
 - b. Promote citizen and stakeholder awareness of applications, studies and initiatives by involving and informing citizens and stakeholders early and as often as practical;
 - c. Make available to the public, the Official Plan, Zoning By-Laws, and other planning policies and guidelines of Council, to foster greater awareness and knowledge of planning matters; and
 - d. Appoint Committees of Council as a means to provide strategic advice and recommendations to Council on a range of issues. All meetings held by Committees of Council shall be open to the public.
 - e. Utilize community networks, such as neighbourhood associations, as a means of engaging citizens at the neighbourhood level.
2. It is recognized that decisions of Council with respect to the adoption of Official Plans or amendments thereto or Zoning By-Laws or amendments thereto, are subject to the provisions of the *Planning Act*.

7.4 REVIEW, AMENDMENTS AND CONSOLIDATIONS

1. Council shall review this Plan every five years or whenever a fundamental change occurs in the basic growth, development, demographic, social, economic, environmental or technical assumptions upon which the Plan is based, or if there is need to conform to Provincial plans or policies, whichever comes first. Prior to initiating this review, Council shall consult with the Ministry of Municipal Affairs and Housing and other public bodies, and hold a special public meeting to discuss any revisions that may be required to the Plan.
 - a. Amongst other matters, the review shall ensure that the Official Plan:
 - i. Conforms with provincial plans or does not conflict with them, as the case may be;
 - ii. Has regard to matters of provincial interest; and,
 - iii. Is consistent with the policy statements issued by the Province.
 - b. The review shall also consider policies dealing with the designation of employment areas and the re-designation (conversion) of employment areas to non-employment uses, to ensure that those policies are confirmed or amended.

- c. When an amendment is proposed to update the Official Plan (as detailed in Section 26 of the *Planning Act*), Council shall hold at least one open house for the purpose of giving the public an opportunity to review and ask questions. Such an open house shall be held at least seven days prior to the Formal Public Meeting.
2. The Official Plan will be subject to ongoing review by Council and may be amended when desirable, to ensure that changes in social, economic, environmental, technological and demographic conditions that are more minor than noted in policy 8.4 (1) above, are reflected in the policy framework of the Plan.
3. An effort will be made to consolidate amendments to the Plan annually so that they can conveniently be made available to the public along with the Plan. It should be noted that such consolidations are for reference purposes only.